

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

34 MAXWELL STREET POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

20 YARAMBA BOULEVARD POINT COOK VIC 3030	\$1,000,000	19-Oct-24
11 AMBROSIA WAY POINT COOK VIC 3030	\$950,000	09-Aug-24
7 CABERNET STREET POINT COOK VIC 3030	\$1,020,000	27-Sep-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 February 2025



**20 YARAMBA BOULEVARD POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$1,000,000**

Sold Date

**19-Oct-24**

Distance

**0.57km**



**11 AMBROSIA WAY POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$950,000**

Sold Date

**09-Aug-24**

Distance

**0.59km**



**7 CABERNET STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$1,020,000**

Sold Date

**27-Sep-24**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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