

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

9 RIALTO STREET POINT COOK VIC 3030

Indicative selling price

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

Single Price

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,250

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2023

to

31 May 2024

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

3 YARKON WAY POINT COOK VIC 3030	\$745,000	06-Apr-24
25 SURREY GROVE POINT COOK VIC 3030	\$750,000	21-Feb-24
23 SHIRAZ CRESCENT POINT COOK VIC 3030	\$770,000	20-Jan-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.~~

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3 YARKON WAY POINT COOK VIC 3030

Sold Price

\$745,000

Sold Date **06-Apr-24**

4 2 2

Distance **1.19km**



25 SURREY GROVE POINT COOK VIC 3030

Sold Price

\$750,000

Sold Date **21-Feb-24**

4 2 2

Distance **1.13km**



23 SHIRAZ CRESCENT POINT COOK VIC 3030

Sold Price

\$770,000

Sold Date **20-Jan-24**

4 2 2

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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