

## 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

161 TOM ROBERTS PARADE POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2023

to

31 Jul 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

251 DUNNINGS ROAD POINT COOK VIC 3030	\$605,000	26-Apr-24
41 GERSHWIN CRESCENT POINT COOK VIC 3030	\$590,000	17-May-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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**251 DUNNINGS ROAD POINT COOK VIC 3030** Sold Price **\$605,000** Sold Date **26-Apr-24**

4 3 2

Distance **0.93km**



**41 GERSHWIN CRESCENT POINT COOK VIC 3030** Sold Price <sup>RS</sup>**\$590,000** Sold Date **17-May-24**

4 3 2

Distance **1.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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