

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

5 WHITECAPS AVENUE 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2023

to

31 Oct 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

8 KEPPEL WAY POINT COOK VIC 3030	\$790,500	25-Sep-24
22 MALIBU BOULEVARD POINT COOK VIC 3030	\$751,000	03-Oct-24
18 YELLOWBOX DRIVE POINT COOK VIC 3030	\$800,000	14-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.~~

This Statement of Information was prepared on: 28 November 2024



8 KEPPEL WAY POINT COOK VIC 3030

4 2 2

Sold Price

\$790,500

Sold Date **25-Sep-24**

Distance **0.18km**



22 MALIBU BOULEVARD POINT COOK VIC 3030

4 2 -

Sold Price

\$751,000

Sold Date **03-Oct-24**

Distance **0.22km**



18 YELLOWBOX DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

\$800,000

Sold Date **14-May-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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