

## 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

30 TAMAR AVENUE 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

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Land

Suburb

Point Cook

Period-from

01 Jul 2023

to

30 Jun 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

5 RECOVERY ROAD POINT COOK VIC 3030	\$630,000	03-May-24
22 SUMNER CRESCENT POINT COOK VIC 3030	\$610,000	05-Jun-24
11 BALANCHIN STREET POINT COOK VIC 3030	\$692,000	10-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: 12 July 2024

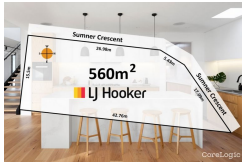


**5 RECOVERY ROAD POINT COOK  
VIC 3030**



Sold Price **\$630,000** Sold Date **03-May-24**

Distance **2.81km**



**22 SUMNER CRESCENT POINT  
COOK VIC 3030**



Sold Price <sup>RS</sup> **\$610,000** <sup>UN</sup> Sold Date **05-Jun-24**

Distance **2.13km**



**11 BALANCHIN STREET POINT  
COOK VIC 3030**



Sold Price <sup>RS</sup> **\$692,000** <sup>UN</sup> Sold Date **10-May-24**

Distance **1.26km**

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

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