

## 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 HARGRAVE 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

\$830,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2024

to

31 Dec 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

4 MENZIES AVENUE POINT COOK VIC 3030	\$860,000	21-Nov-24
61 MALIBU BOULEVARD POINT COOK VIC 3030	\$871,000	02-Nov-24
15 COOLUM STREET POINT COOK VIC 3030	\$882,000	22-Nov-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: 20 January 2025



**4 MENZIES AVENUE POINT COOK  
VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date **21-Nov-24**

Distance **1.3km**



**61 MALIBU BOULEVARD POINT  
COOK VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$871,000**

Sold Date **02-Nov-24**

Distance **1.45km**



**15 COOLUM STREET POINT COOK  
VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$882,000**

Sold Date **22-Nov-24**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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