

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

24 HANOVER 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

\$940,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

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

8 HANOVER STREET POINT COOK VIC 3030	\$955,000	19-Jul-24
4 LITTLECROFT STREET POINT COOK VIC 3030	\$970,800	01-Mar-24
19 KEEL STREET POINT COOK VIC 3030	\$1,020,000	13-Jun-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: 14 August 2024



8 HANOVER STREET POINT COOK VIC 3030

Sold Price

^{RS}

\$955,000

Sold Date

19-Jul-24



4



2



2

Distance

0.11km



4 LITTLECROFT STREET POINT COOK VIC 3030

Sold Price

\$970,800

Sold Date

01-Mar-24



5



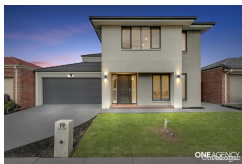
3



2

Distance

1.4km



19 KEEL STREET POINT COOK VIC 3030

Sold Price

^{RS}

\$1,020,000

^{UN}

Sold Date

13-Jun-24



4



2



2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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