

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

8/24 FINDON COURT 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Sep 2023

to

31 Aug 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

2/83 DUNNINGS ROAD POINT COOK VIC 3030	\$531,000	08-Sep-24
2/14 MICKLETON GROVE POINT COOK VIC 3030	\$520,000	28-Jun-24
135 CAMPASPE WAY POINT COOK VIC 3030	\$540,000	25-Jul-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 September 2024



2/83 DUNNINGS ROAD POINT COOK VIC 3030

3 2 1

Sold Price

^{RS}

\$531,000

Sold Date

08-Sep-24

Distance

0.68km



2/14 MICKLETON GROVE POINT COOK VIC 3030

3 2 1

Sold Price

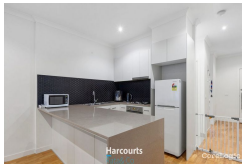
\$520,000

Sold Date

28-Jun-24

Distance

1.21km



135 CAMPASPE WAY POINT COOK VIC 3030

3 2 2

Sold Price

^{RS}

\$540,000

Sold Date

25-Jul-24

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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