

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 NAGLE DRIVE 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

\$1,180,000

&

\$1,220,000

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

28 ROOSEVELT WAY POINT COOK VIC 3030	\$1,275,000	03-Dec-24
13 RIVINGTON ROAD POINT COOK VIC 3030	\$1,255,000	21-Aug-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: 22 January 2025



28 ROOSEVELT WAY POINT COOK VIC 3030 Sold Price ^{RS} **\$1,275,000** Sold Date **03-Dec-24**

 4  2  2

Distance **0.41km**



13 RIVINGTON ROAD POINT COOK VIC 3030 Sold Price **\$1,255,000** Sold Date **21-Aug-24**

 4  3  2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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