

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

9 POTTERY AVENUE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,000

Property type

Land

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

16 KEEL STREET POINT COOK VIC 3030	\$730,000	10-May-24
34 GARDENER DRIVE POINT COOK VIC 3030	\$680,000	31-Mar-24
10 LURE AVENUE POINT COOK VIC 3030	\$685,000	23-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: 27 August 2024



16 KEEL STREET POINT COOK VIC 3030

Sold Price

^{RS} **\$730,000**

Sold Date

10-May-24

4 2 -

Distance

0.29km



34 GARDENER DRIVE POINT COOK VIC 3030

Sold Price

\$680,000

Sold Date

31-Mar-24

3 2 2

Distance

0.37km



10 LURE AVENUE POINT COOK VIC 3030

Sold Price

^{RS} **\$685,000** ^{UN}

Sold Date

23-Jun-24

4 2 2

Distance

0.4km



17 SINGLETON WAY POINT COOK VIC 3030

Sold Price

\$686,000

Sold Date

02-Mar-24

4 2 2

Distance

0.47km



104 SUNNYBANK DRIVE POINT COOK VIC 3030

Sold Price

\$729,000

Sold Date

01-May-24

4 2 2

Distance

0.51km



63 SOLITUDE CRESCENT POINT COOK VIC 3030

Sold Price

\$673,000

Sold Date

18-Mar-24

4 2 -

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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**6 FAIRWATER DRIVE POINT COOK
VIC 3030**

Sold Price

^{RS} **\$678,000**

Sold Date

28-Jun-24

 4  2  -

Distance

0.7km



**8 TAMBORINE AVENUE POINT
COOK VIC 3030**

Sold Price

^{RS} **\$733,000** ^{UN}

Sold Date

15-Jul-24

 3  2  2

Distance

1.33km



**65 BRUCKNER DRIVE POINT COOK
VIC 3030**

Sold Price

^{RS} **\$700,000**

Sold Date

28-Jun-24

 4  2  -

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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