

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

111/2 KENSWICK 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Dec 2021

to

30 Nov 2022

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

102/2 KENSWICK STREET POINT COOK VIC 3030	\$450,000	26-Apr-22
203/2 KENSWICK STREET POINT COOK VIC 3030	\$440,000	04-May-22
32B MIDDLETON DRIVE POINT COOK VIC 3030	\$430,000	09-Jan-22

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: 05 December 2022


**102/2 KENSINGTON STREET POINT
COOK VIC 3030**
 2  2  1

Sold Price

\$450,000

Sold Date

26-Apr-22

Distance

0km

**203/2 KENSINGTON STREET POINT
COOK VIC 3030**
 2  2  1

Sold Price

\$440,000

Sold Date

04-May-22

Distance

0km

**32B MIDDLETON DRIVE POINT
COOK VIC 3030**
 2  2  1

Sold Price

\$430,000

Sold Date

09-Jan-22

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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