

## 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

236 POINT COOK ROAD POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$999,000

&

\$1,049,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 2025

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

|   |             |           |
|---|-------------|-----------|
| 234 POINT COOK ROAD POINT COOK VIC 3030 | \$962,000   | 10-Nov-24 |
| 69 DUNNINGS ROAD POINT COOK VIC 3030    | -           | 06-Jan-25 |
| 40 JAMIESON WAY POINT COOK VIC 3030     | \$1,100,000 | 09-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: 03 February 2025



## 234 POINT COOK ROAD POINT COOK VIC 3030

4 2 4

Sold Price **\$962,000** Sold Date **10-Nov-24**

Distance **0.03km**



## 69 DUNNINGS ROAD POINT COOK VIC 3030

4 2 8

Sold Price

RS UN

Sold Date **06-Jan-25**

Distance **0.68km**



## 40 JAMIESON WAY POINT COOK VIC 3030

6 3 2

Sold Price

**\$1,100,000**

Sold Date **09-Aug-24**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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