

## 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 PINOAK STREET POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$768,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2023

to

30 Nov 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

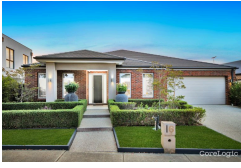
Date of sale

6 RUNLET DRIVE POINT COOK VIC 3030	\$1,050,000	28-Feb-24
10 COLUMBUS STREET POINT COOK VIC 3030	\$1,100,000	25-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: 20 December 2024



**6 RUNLET DRIVE POINT COOK VIC 3030**

 4  2  2

Sold Price

**\$1,050,000**

Sold Date

**28-Feb-24**

Distance

**0.42km**



**10 COLUMBUS STREET POINT COOK VIC 3030**

 4  2  2

Sold Price

**\$1,100,000**

Sold Date

**25-Jun-24**

Distance

**1.95km**

RS = Recent sale

UN = Undisclosed Sale

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