

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

7 LEADBEATER 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

\$1,200,000

&

\$1,300,000

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

23 MIRKA WAY POINT COOK VIC 3030	\$1,280,000	13-Dec-24
13 FAVERSHAM STREET POINT COOK VIC 3030	\$1,343,000	04-Dec-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: 17 December 2024

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23 MIRKA WAY POINT COOK VIC 3030

 5  3  2

Sold Price ^{RS} **\$1,280,000** Sold Date **13-Dec-24**

Distance **0.45km**



13 FAVERSHAM STREET POINT COOK VIC 3030

 5  5  2

Sold Price ^{RS} **\$1,343,000** ^{UN} Sold Date **04-Dec-24**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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