

## 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

6 MCCUBBIN COURT 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2024

to

31 Dec 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

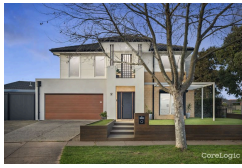
Date of sale

2 WINTON GRANGE POINT COOK VIC 3030	\$1,440,000	10-Sep-24
85 LINCOLNHEATH BOULEVARD POINT COOK VIC 3030	\$1,601,000	21-Sep-24
7 TOULON GROVE POINT COOK VIC 3030	\$1,570,000	15-Sep-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: 23 January 2025



**2 WINTON GRANGE POINT COOK  
VIC 3030**

4 2 2

Sold Price **\$1,440,000** Sold Date **10-Sep-24**

Distance **0.84km**

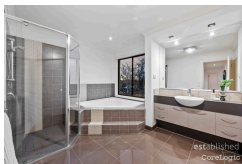


**85 LINCOLNHEATH BOULEVARD  
POINT COOK VIC 3030**

4 3 2

Sold Price **\$1,601,000** Sold Date **21-Sep-24**

Distance **1.35km**



**7 TOULON GROVE POINT COOK  
VIC 3030**

4 3 2

Sold Price **\$1,570,000** Sold Date **15-Sep-24**

Distance **0.66km**

RS = Recent sale      UN = Undisclosed Sale

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