

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

12 PARTRIDGE WAY 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

\$699,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2023

to

30 Sep 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

10 ARDEN STREET POINT COOK VIC 3030	\$701,000	18-Apr-24
6 CUTTER LANE POINT COOK VIC 3030	\$700,000	15-May-24
6 SELLECK DRIVE POINT COOK VIC 3030	\$702,000	13-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: 16 October 2024



10 ARDEN STREET POINT COOK VIC 3030

4 2 2

Sold Price

\$701,000

Sold Date

18-Apr-24

Distance

0.08km



6 CUTTER LANE POINT COOK VIC 3030

4 2 2

Sold Price

\$700,000

Sold Date

15-May-24

Distance

0.31km



6 SELLECK DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

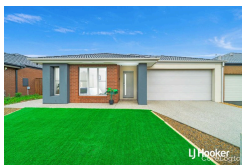
\$702,000

Sold Date

13-Aug-24

Distance

0.33km



10 FIREFLY ROAD POINT COOK VIC 3030

4 2 2

Sold Price

\$750,000

Sold Date

22-May-24

Distance

0.37km



16 FIREFLY ROAD POINT COOK VIC 3030

4 2 2

Sold Price

\$705,000

Sold Date

09-Jul-24

Distance

0.37km



16 SELLECK DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$735,000** ^{UN}

Sold Date

27-Aug-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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7 AMBIENT WAY POINT COOK VIC 3030

Sold Price

\$735,000

Sold Date

07-Jun-24



4



2



2

Distance

0.41km



51 SELLECK DRIVE POINT COOK VIC 3030

Sold Price

\$720,000

Sold Date

23-May-24



4



2



2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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