

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 LEOPOLD LANE 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,250

Property type

Unit

Suburb

Point Cook

Period-from

01 Apr 2024

to

31 Mar 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

| | | |
|---------------------------------------|-----------|-----------|
| 87 MURNONG STREET POINT COOK VIC 3030 | \$610,000 | 28-Oct-24 |
| 9 SUNNY LANE POINT COOK VIC 3030 | \$625,000 | 01-Nov-24 |
| 18 PICTON LANE POINT COOK VIC 3030 | \$600,000 | 05-Feb-25 |

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: 10 April 2025



87 MURNONG STREET POINT COOK VIC 3030

3 2 2

Sold Price **\$610,000** Sold Date **28-Oct-24**

Distance **0.31km**



9 SUNNY LANE POINT COOK VIC 3030

3 2 2

Sold Price **\$625,000** Sold Date **01-Nov-24**

Distance **0.39km**



18 PICTON LANE POINT COOK VIC 3030

3 2 2

Sold Price ^{RS} **\$600,000** Sold Date **05-Feb-25**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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