

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

10 SANDY AVENUE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2022

to

30 Sep 2023

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

3 FORUM WAY POINT COOK VIC 3030	\$749,800	24-Jul-23
27 CARNEGIE ROAD POINT COOK VIC 3030	\$771,000	23-May-23
7 MYSTIC GROVE POINT COOK VIC 3030	\$905,000	10-Jun-23

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 October 2023



3 FORUM WAY POINT COOK VIC 3030

Sold Price

\$749,800

Sold Date

24-Jul-23

4

2

2

Distance

0.49km



27 CARNEGIE ROAD POINT COOK VIC 3030

Sold Price

\$771,000

Sold Date

23-May-23

4

2

2

Distance

1.28km



7 MYSTIC GROVE POINT COOK VIC 3030

Sold Price

\$905,000

Sold Date

10-Jun-23

4

2

2

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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