

## 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

3 PEPPERJACK WAY POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

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

6 SELLECK DRIVE POINT COOK VIC 3030	\$702,000	13-Aug-24
43 WAVES DRIVE POINT COOK VIC 3030	\$730,000	17-Jul-24
8 TARCOOLA CRESCENT POINT COOK VIC 3030	\$716,000	17-Jul-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: 03 October 2024



**6 SELLECK DRIVE POINT COOK  
VIC 3030**

 4  2  2

Sold Price **\$702,000** Sold Date **13-Aug-24**

Distance **0.62km**



**43 WAVES DRIVE POINT COOK  
VIC 3030**

 4  2  2

Sold Price **\$730,000** Sold Date **17-Jul-24**

Distance **0.78km**



**8 TARCOOLA CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$716,000** Sold Date **17-Jul-24**

Distance **0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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