

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 ISHAM STREET 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2022

to

31 May 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

5 BALTIMORE DRIVE POINT COOK VIC 3030	\$715,000	01-May-23
22 WALTON LOOP POINT COOK VIC 3030	\$765,000	01-May-23
10 BERGDORF STREET POINT COOK VIC 3030	\$760,000	15-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: 21 June 2023



**5 BALTIMORE DRIVE POINT COOK
VIC 3030**

Sold Price

^{RS} **\$715,000** Sold Date **01-May-23**

 4  2  2

Distance **1.01km**



**22 WALTON LOOP POINT COOK
VIC 3030**

Sold Price

^{RS} **\$765,000** Sold Date **01-May-23**

 4  2  2

Distance **1.01km**



**10 BERGDORF STREET POINT
COOK VIC 3030**

Sold Price

^{RS} **\$760,000** Sold Date **15-Jun-23**

 4  2  2

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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