

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

3/23 LANDING PLACE 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

\$529,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2022

to

30 Apr 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

10 BROADSIDE WALK POINT COOK VIC 3030	\$605,000	20-Feb-23
35 MADDOCK STREET POINT COOK VIC 3030	\$582,000	24-May-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: 29 May 2023



**10 BROADSIDE WALK POINT
COOK VIC 3030**

 3  2  2

Sold Price **\$605,000** Sold Date **20-Feb-23**

Distance **0.26km**



**35 MADDOCK STREET POINT
COOK VIC 3030**

 3  2  2

Sold Price ^{RS} **\$582,000** Sold Date **24-May-23**

Distance **0.63km**

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

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