

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

1/23 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Other

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

14 WHITETOP DRIVE POINT COOK VIC 3030	\$610,000	19-Jul-22
12 TUNCURRY ROAD POINT COOK VIC 3030	\$626,000	06-Feb-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: 31 May 2023



**14 WHITETOP DRIVE POINT COOK
VIC 3030**

 3  2  2

Sold Price

\$610,000

Sold Date

19-Jul-22

Distance

0.39km



**12 TUNCURRY ROAD POINT COOK
VIC 3030**

 3  2  2

Sold Price

\$626,000

Sold Date

06-Feb-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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