

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 CABLE DRIVE 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2023

to

31 Aug 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

4 GIBSON AVENUE POINT COOK VIC 3030	\$670,000	18-Jul-24
14 GIBSON AVENUE POINT COOK VIC 3030	\$730,000	11-Jul-24
8 LIVING CRESCENT POINT COOK VIC 3030	\$720,000	07-Jun-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: 26 September 2024



**4 GIBSON AVENUE POINT COOK
VIC 3030**

4 2 2

Sold Price

\$670,000

Sold Date

18-Jul-24

Distance

0.11km



**14 GIBSON AVENUE POINT COOK
VIC 3030**

4 2 2

Sold Price

\$730,000

Sold Date

11-Jul-24

Distance

0.16km



**8 LIVING CRESCENT POINT COOK
VIC 3030**

4 2 2

Sold Price

\$720,000

Sold Date

07-Jun-24

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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