

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

6 GRANGEMOUTH 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2024

to

28 Feb 2025

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

2 BALFOUR CLOSE POINT COOK VIC 3030	\$875,000	30-Jul-24
58 WILLOWGREEN WAY POINT COOK VIC 3030	\$900,000	09-Feb-24
12 ADDERLEY COURT POINT COOK VIC 3030	\$900,000	20-Feb-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: 06 March 2025



2 BALFOUR CLOSE POINT COOK VIC 3030

4 2 2

Sold Price

\$875,000

Sold Date

30-Jul-24

Distance

0.48km



58 WILLOWGREEN WAY POINT COOK VIC 3030

4 2 2

Sold Price

\$900,000

Sold Date

09-Feb-24

Distance

0.1km



12 ADDERLEY COURT POINT COOK VIC 3030

3 2 2

Sold Price

Sold Date

20-Feb-24

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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