

## 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

10 ARDEN STREET POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

7 PARTRIDGE WAY POINT COOK VIC 3030	\$700,000	01-Mar-24
146 HAZE DRIVE POINT COOK VIC 3030	\$700,000	19-Oct-23
152 HAZE DRIVE POINT COOK VIC 3030	\$682,000	31-Oct-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: 05 March 2024



## 7 PARTRIDGE WAY POINT COOK VIC 3030

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **01-Mar-24**

4 2 2

Distance **0.12km**



## 146 HAZE DRIVE POINT COOK VIC 3030

Sold Price

**\$700,000** Sold Date **19-Oct-23**

4 2 2

Distance **0.15km**



## 152 HAZE DRIVE POINT COOK VIC 3030

Sold Price

**\$682,000** Sold Date **31-Oct-23**

4 2 2

Distance **0.18km**

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

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