

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

4 PARTRIDGE WAY 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

\$660,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2023

to

31 Jul 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

6 ARDEN STREET POINT COOK VIC 3030	\$675,000	17-Jun-24
7 EVERLY WAY POINT COOK VIC 3030	\$680,000	28-May-24
16 FIREFLY ROAD POINT COOK VIC 3030	\$705,000	23-Jul-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: 16 August 2024



6 ARDEN STREET POINT COOK VIC 3030

Sold Price

^{RS}

\$675,000

Sold Date

17-Jun-24



4



2



2

Distance

0.08km



7 EVERLY WAY POINT COOK VIC 3030

Sold Price

\$680,000

Sold Date

28-May-24



4



2



2

Distance

0.11km



16 FIREFLY ROAD POINT COOK VIC 3030

Sold Price

^{RS}

\$705,000

Sold Date

23-Jul-24



4



2



2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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