

## 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

18 JEAN 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

\$770,000

&

\$810,000

### 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

78 BROWNLOW DRIVE POINT COOK VIC 3030

\$775,000

10-Sep-24

18 ROOSEVELT WAY POINT COOK VIC 3030

\$775,000

28-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: 25 September 2024



**78 BROWNLOW DRIVE POINT  
COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**10-Sep-24**

Distance

**0.96km**



**18 ROOSEVELT WAY POINT COOK  
VIC 3030**

 4  3  2

Sold Price

**\$775,000**

Sold Date

**28-Jul-24**

Distance

**1.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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