

## 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

20 ARABELLA CIRCUIT POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 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

8 WINDMILL WAY POINT COOK VIC 3030	\$841,000	26-Nov-24
37 PAYSON DRIVE POINT COOK VIC 3030	\$868,000	05-Dec-24
9 BALANCHIN STREET POINT COOK VIC 3030	\$760,000	30-Nov-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 February 2025



**8 WINDMILL WAY POINT COOK  
VIC 3030**

 4  2  2

Sold Price **\$841,000** Sold Date **26-Nov-24**

Distance **0.46km**



**37 PAYSON DRIVE POINT COOK  
VIC 3030**

 4  2  2

Sold Price **\$868,000** Sold Date **05-Dec-24**

Distance **0.72km**



**9 BALANCHIN STREET POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$760,000** Sold Date **30-Nov-24**

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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