

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

3 GOOLWA ROAD 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

\$680,000

&

\$730,000

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

6 GOOLWA ROAD POINT COOK VIC 3030	\$715,000	13-May-24
29 GOOLWA ROAD POINT COOK VIC 3030	\$710,000	09-Sep-24
51 SELLECK DRIVE POINT COOK VIC 3030	\$720,000	23-May-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: 20 September 2024



6 GOOLWA ROAD POINT COOK VIC 3030

4 2 2

Sold Price

\$715,000

Sold Date **13-May-24**

Distance

0.05km



29 GOOLWA ROAD POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$710,000**

Sold Date **09-Sep-24**

Distance

0.19km



51 SELLECK DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

\$720,000

Sold Date **23-May-24**

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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