

## 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

7 TRAMWAY STREET 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

\$590,000

&

\$640,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2022

to

31 Dec 2022

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

23 LIVING CRESCENT POINT COOK VIC 3030	\$628,500	20-Sep-22
152 SALTWATER PROMENADE POINT COOK VIC 3030	\$590,000	30-Dec-22
11 EDGE VIEW POINT COOK VIC 3030	\$545,000	11-Oct-22

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: 06 January 2023



### 23 LIVING CRESCENT POINT COOK VIC 3030

3 2 2

Sold Price

**\$628,500**

Sold Date **20-Sep-22**

Distance **0.56km**


### 152 SALTWATER PROMENADE POINT COOK VIC 3030

3 2 2

Sold Price

**RS\$590,000<sup>UN</sup>**

Sold Date **30-Dec-22**

Distance **1.02km**


### 11 EDGE VIEW POINT COOK VIC 3030

3 2 2

Sold Price

**\$545,000**

Sold Date **11-Oct-22**

Distance **1.66km**


### 6 JANSAR STREET POINT COOK VIC 3030

3 2 2

Sold Price

**\$590,000**

Sold Date **21-Nov-22**

Distance **2.16km**


### 62 PRUDENCE PARADE POINT COOK VIC 3030

3 2 2

Sold Price

**RS\$815,000**

Sold Date **24-Oct-22**

Distance **2.21km**


### 1 BLUESTONE COURT POINT COOK VIC 3030

3 2 2

Sold Price

**\$615,000**

Sold Date **08-Sep-22**

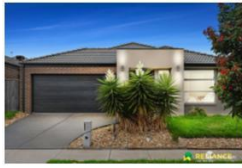
Distance **2.39km**

RS = Recent sale

UN = Undisclosed Sale

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### 7 PLUME PLACE POINT COOK VIC 3030

3 2 2

Sold Price

**\$659,000**

Sold Date **30-Oct-22**

Distance **3.65km**



### 48 HEWETT DRIVE POINT COOK VIC 3030

3 2 2

Sold Price

**RS\$565,000UN**

Sold Date **03-Jan-23**

Distance **3.72km**



### 12 WENLOCK AVENUE ALTONA MEADOWS VIC 3028

3 2 2

Sold Price

**\$650,000**

Sold Date **12-Aug-22**

Distance **4.45km**

RS = Recent sale

UN = Undisclosed Sale

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