

## 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

105 FEATHERBROOK DRIVE 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

\$620,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Sep 2022

to

31 Aug 2023

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

10 BROADSIDE WALK POINT COOK VIC 3030	\$605,000	20-Feb-23
16 SUVA STREET POINT COOK VIC 3030	\$625,000	09-Jun-23

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: 08 September 2023



**10 BROADSIDE WALK POINT  
COOK VIC 3030**

3 2 2

Sold Price **\$605,000** Sold Date **20-Feb-23**

Distance **0.51km**



**16 SUVA STREET POINT COOK VIC  
3030**

3 2 2

Sold Price **\$625,000** Sold Date **09-Jun-23**

Distance **0.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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