

## 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

19 OAKRIDGE 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2022

to

31 Mar 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

7 LACHIE GROVE POINT COOK VIC 3030	\$735,500	10-Dec-22
23 JANSAR STREET POINT COOK VIC 3030	\$795,000	08-Nov-22
22 MIAMI DRIVE POINT COOK VIC 3030	\$730,000	21-Feb-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: 14 April 2023



**7 LACHIE GROVE POINT COOK VIC 3030** Sold Price **\$735,500** Sold Date **10-Dec-22**

 4  2  2

Distance **0.24km**



**23 JANSAR STREET POINT COOK VIC 3030** Sold Price **\$795,000** Sold Date **08-Nov-22**

 4  2  2

Distance **0.43km**



**22 MIAMI DRIVE POINT COOK VIC 3030** Sold Price **\$730,000** Sold Date **21-Feb-23**

 4  2  2

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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