

## 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

111 CARRICK 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

\$629,000

&

\$659,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Land

Suburb

Point Cook

Period-from

01 May 2021

to

30 Apr 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

5 DESIGN DRIVE POINT COOK VIC 3030	\$655,000	27-Jan-22
50 CARRICK STREET POINT COOK VIC 3030	\$668,000	22-Nov-21
39 DINGO STREET POINT COOK VIC 3030	\$635,000	30-Mar-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: 18 May 2022



**5 DESIGN DRIVE POINT COOK VIC 3030**

4 2 2

Sold Price

**\$655,000**

Sold Date

**27-Jan-22**

Distance

**0.13km**



**50 CARRICK STREET POINT COOK VIC 3030**

4 2 2

Sold Price

**\$668,000**

Sold Date

**22-Nov-21**

Distance

**0.45km**



**39 DINGO STREET POINT COOK VIC 3030**

2 2 2

Sold Price

**\$635,000**

Sold Date

**30-Mar-22**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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