

## 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

28 CAPODANNO STREET 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2023

to

30 Jun 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

3 BENSONHURST PARADE POINT COOK VIC 3030	\$628,000	13-Sep-23
80 TOM ROBERTS PARADE POINT COOK VIC 3030	\$630,000	13-Jun-24
6 CRESTON STREET POINT COOK VIC 3030	\$640,000	11-Nov-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: 29 July 2024



## 3 BENSONHURST PARADE POINT COOK VIC 3030

3 2 2

Sold Price

**\$628,000**

Sold Date

**13-Sep-23**

Distance

**0.25km**



## 80 TOM ROBERTS PARADE POINT COOK VIC 3030

3 2 2

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**13-Jun-24**

Distance

**1.15km**



## 6 CRESTON STREET POINT COOK VIC 3030

3 2 2

Sold Price

**\$640,000**

Sold Date

**11-Nov-23**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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