

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

29 JOLIMONT ROAD POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2022

to

30 Sep 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

15 JOLIMONT ROAD POINT COOK VIC 3030	\$548,000	14-May-23
3 CHAPEL STREET POINT COOK VIC 3030	\$530,000	20-Oct-23
13 LYRA WALK POINT COOK VIC 3030	\$548,500	27-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: 24 October 2023



15 JOLIMONT ROAD POINT COOK VIC 3030

3 2 1

Sold Price

\$548,000

Sold Date

14-May-23

Distance

0.05km



3 CHAPEL STREET POINT COOK VIC 3030

3 2 2

Sold Price

^{RS} **\$530,000**

Sold Date

20-Oct-23

Distance

0.45km



13 LYRA WALK POINT COOK VIC 3030

3 2 2

Sold Price

\$548,500

Sold Date

27-Jun-23

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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