

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

6 BERGDORF STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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 BERGDORF STREET POINT COOK VIC 3030 | \$760,000 | 12-Jun-23 |
| 20 JAMAICA STREET POINT COOK VIC 3030 | \$745,000 | 01-Jul-23 |
| 7 BRINKERHOFF CRESCENT POINT COOK VIC 3030 | \$715,000 | 16-Aug-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: 11 September 2023

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10 BERGDORF STREET POINT COOK VIC 3030

 4  2  2

Sold Price **\$760,000** Sold Date **12-Jun-23**

Distance **0.03km**



20 JAMAICA STREET POINT COOK VIC 3030

 4  2  2

Sold Price **\$745,000** Sold Date **01-Jul-23**

Distance **0.22km**



7 BRINKERHOFF CRESCENT POINT COOK VIC 3030

 4  2  2

Sold Price ^{RS} **\$715,000** Sold Date **16-Aug-23**

Distance **0.44km**

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

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