

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

7 PEPPERS AVENUE 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

\$930,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2021

to

30 Jun 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 ADVENTURE WAY POINT COOK VIC 3030	\$1,012,000	25-Jan-22
16 VIOLA AVENUE POINT COOK VIC 3030	\$1,090,000	13-Mar-22
8 PRUDENCE PARADE POINT COOK VIC 3030	\$1,031,000	21-Feb-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: 08 July 2022



**5 ADVENTURE WAY POINT COOK
VIC 3030**

 4  2  2

Sold Price

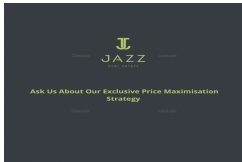
\$1,012,000

Sold Date

25-Jan-22

Distance

0.65km



**16 VIOLA AVENUE POINT COOK
VIC 3030**

 4  2  2

Sold Price

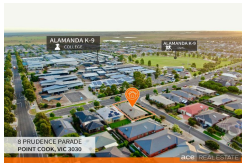
\$1,090,000

Sold Date

13-Mar-22

Distance

0.39km



**8 PRUDENCE PARADE POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$1,031,000

Sold Date

21-Feb-22

Distance

0.29km



**47 MALIBU BOULEVARD POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$1,100,000

Sold Date

01-Apr-22

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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