

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

40 WARUNDA PARADE 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

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2023

to

31 Aug 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

16 SELLECK DRIVE POINT COOK VIC 3030	\$735,000	27-Aug-24
9 TRIGG WAY POINT COOK VIC 3030	\$750,000	22-Aug-24
12 CELEBRATION DRIVE POINT COOK VIC 3030	\$740,000	22-Jul-24

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: 10 September 2024

Archi Altun
P 03 9526 8103
M 0424 786 708
E sales@everywhere.com.au



16 SELLECK DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$735,000** ^{UN}

Sold Date **27-Aug-24**

Distance **0.9km**



9 TRIGG WAY POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$750,000**

Sold Date **22-Aug-24**

Distance **1.24km**



12 CELEBRATION DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$740,000**

Sold Date **22-Jul-24**

Distance **1.93km**

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

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