

## 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

9 CARRICK 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

\$560,000

&

\$580,000

### 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

13 EXHIBITION STREET POINT COOK VIC 3030	\$580,000	16-Aug-23
3 LYRA WALK POINT COOK VIC 3030	\$585,000	28-Jan-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: 05 October 2023


**13 EXHIBITION STREET POINT  
COOK VIC 3030**

 3
  2
  2

Sold Price

**\$580,000**

Sold Date

**16-Aug-23**

Distance

**1.12km**

**3 LYRA WALK POINT COOK VIC  
3030**

 3
  2
  2

Sold Price

**\$585,000**

Sold Date

**28-Jan-23**

Distance

**1.9km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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