

## 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

45 RUNLET DRIVE 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

\$985,000

or range  
between

&

### 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

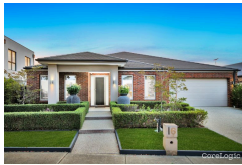
Date of sale

6 RUNLET DRIVE POINT COOK VIC 3030	\$1,050,000	28-Feb-24
11 AMBROSIA WAY POINT COOK VIC 3030	\$950,000	09-Aug-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: 16 September 2024



**6 RUNLET DRIVE POINT COOK VIC 3030**

Sold Price

**\$1,050,000**

Sold Date

**28-Feb-24**

4

2

2

Distance

**0.13km**



**11 AMBROSIA WAY POINT COOK VIC 3030**

Sold Price

<sup>RS</sup>**\$950,000**

Sold Date

**09-Aug-24**

4

2

2

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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