

## 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

26 KEEL 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

\$655,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Land

Suburb

Point Cook

Period-from

01 May 2023

to

30 Apr 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

7 BISCAY STREET POINT COOK VIC 3030	\$701,888	13-Mar-24
14 IONIAN WAY POINT COOK VIC 3030	\$680,000	29-Dec-23
74 KINGSFORD DRIVE POINT COOK VIC 3030	\$665,000	30-Apr-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 May 2024



**7 BISCAY STREET POINT COOK VIC 3030**

 3  2  2

Sold Price

**\$701,888**

Sold Date

**13-Mar-24**

Distance

**1.48km**



**14 IONIAN WAY POINT COOK VIC 3030**

 3  2  2

Sold Price

**\$680,000**

Sold Date

**29-Dec-23**

Distance

**1.72km**



**74 KINGSFORD DRIVE POINT COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$665,000** <sup>UN</sup>

Sold Date

**30-Apr-24**

Distance

**0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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