

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

5 INDEPENDENCE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2023

to

31 Dec 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

8 BISCAY STREET POINT COOK VIC 3030	\$700,000	23-Oct-23
18 LIVING CRESCENT POINT COOK VIC 3030	\$670,000	03-Oct-23
54 FESTIVAL DRIVE POINT COOK VIC 3030	\$680,000	29-Nov-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: 18 January 2024


**8 BISCAY STREET POINT COOK
VIC 3030**
 3  2  1

Sold Price

\$700,000

Sold Date

23-Oct-23

Distance

0.93km

**18 LIVING CRESCENT POINT COOK
VIC 3030**
 4  2  2

Sold Price

\$670,000

Sold Date

03-Oct-23

Distance

1.57km

**54 FESTIVAL DRIVE POINT COOK
VIC 3030**
 4  2  2

Sold Price

\$680,000

Sold Date

29-Nov-23

Distance

0.2km
RS = Recent sale

UN = Undisclosed Sale

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