

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 ANDAMAN PLACE 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$766,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2021

to

31 Oct 2022

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

3 KIRAMI AVENUE POINT COOK VIC 3030	\$1,200,000	12-Sep-22
16 MARBLE ROAD POINT COOK VIC 3030	\$1,265,000	14-Sep-22

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: 21 November 2022



**3 KIRAMI AVENUE POINT COOK
VIC 3030**

 4  2  2

Sold Price **\$1,200,000** Sold Date **12-Sep-22**

Distance **0.59km**



**16 MARBLE ROAD POINT COOK
VIC 3030**

 4  4  2

Sold Price ^{RS} **\$1,265,000** ^{UN} Sold Date **14-Sep-22**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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