

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 CHAPEL STREET 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jan 2024

to

31 Dec 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

5 CHAPEL STREET POINT COOK VIC 3030	\$535,000	22-May-24
29 CHAPEL STREET POINT COOK VIC 3030	\$550,000	31-Jul-24
28 MIDDLETON DRIVE POINT COOK VIC 3030	\$532,000	19-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: 08 January 2025



5 CHAPEL STREET POINT COOK VIC 3030

3 2 1

Sold Price

\$535,000

Sold Date

22-May-24

Distance

0.01km



29 CHAPEL STREET POINT COOK VIC 3030

3 2 2

Sold Price

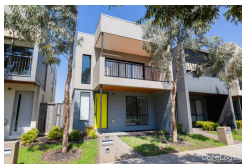
\$550,000

Sold Date

31-Jul-24

Distance

0.07km



28 MIDDLETON DRIVE POINT COOK VIC 3030

3 2 2

Sold Price

\$532,000

Sold Date

19-Apr-24

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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