

## 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

123 FEATHERBROOK DRIVE POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2022

to

31 May 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

|   |             |           |
|---|-------------|-----------|
| 6 BROOKLYN STREET POINT COOK VIC 3030   | \$1,032,000 | 15-Apr-23 |
| 65 TAMBORINE AVENUE POINT COOK VIC 3030 | \$1,115,000 | 02-Feb-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: 07 June 2023

**6 BROOKLYN STREET POINT  
COOK VIC 3030**

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Sold Price <sup>RS</sup> **\$1,032,000** <sup>UN</sup> Sold Date **15-Apr-23**Distance **1.99km****65 TAMBORINE AVENUE POINT  
COOK VIC 3030**

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Sold Price **\$1,115,000** Sold Date **02-Feb-23**Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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