

## 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 KEPPEL WAY 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

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2022

to

30 Jun 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

7 MINT PLACE POINT COOK VIC 3030	\$1,020,000	18-Apr-23
75 FONGEO DRIVE POINT COOK VIC 3030	\$1,080,000	14-Jun-23
6 CANEGRASS DRIVE POINT COOK VIC 3030	\$1,235,000	18-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: 22 July 2023



**7 MINT PLACE POINT COOK VIC 3030**

4 2 2

Sold Price

**\$1,020,000**

Sold Date

**18-Apr-23**

Distance

**0.91km**



**75 FONGEO DRIVE POINT COOK VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$1,080,000**

Sold Date

**14-Jun-23**

Distance

**0.21km**



**6 CANEGRASS DRIVE POINT COOK VIC 3030**

5 4 2

Sold Price

**\$1,235,000**

Sold Date

**18-Feb-23**

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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