

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 SKEIN 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2023

to

31 Oct 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

10 COOINDA WAY POINT COOK VIC 3030	\$882,000	17-Sep-24
17 VILLIERS DRIVE POINT COOK VIC 3030	\$860,000	28-Aug-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: 21 November 2024



**10 COOINDA WAY POINT COOK
VIC 3030**

 4  2  -

Sold Price

\$882,000

Sold Date

17-Sep-24

Distance

0.48km



**17 VILLIERS DRIVE POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$860,000

Sold Date

28-Aug-24

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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