

## 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 RANDALL ROAD 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  and

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### 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 |
|---|-----------|--------------|
| 8 HORACE STREET POINT COOK VIC 3030     | \$738,888 | 02-Nov-23    |
| 32 HANOVER STREET POINT COOK VIC 3030   | \$755,000 | 24-Oct-23    |
| 32 SNOWSILL CIRCUIT POINT COOK VIC 3030 | \$730,000 | 18-Oct-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: 16 February 2024



**8 HORACE STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$738,888**

Sold Date **02-Nov-23**

Distance **0.5km**



**32 HANOVER STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$755,000**

Sold Date **24-Oct-23**

Distance **0.75km**



**32 SNOWSILL CIRCUIT POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$730,000**

Sold Date **18-Oct-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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