

## 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

37 SINGLETON 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

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2022

to

31 Jul 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

3 NAGLE DRIVE POINT COOK VIC 3030	\$679,000	03-Jul-23
1 NAGLE DRIVE POINT COOK VIC 3030	\$675,000	26-Jun-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: 21 August 2023



**3 NAGLE DRIVE POINT COOK VIC 3030**

Sold Price

<sup>RS</sup>

**\$679,000**

Sold Date

**03-Jul-23**



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-



-

Distance

**1.89km**



**1 NAGLE DRIVE POINT COOK VIC 3030**

Sold Price

**\$675,000**

Sold Date

**26-Jun-23**



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Distance

**1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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