

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

15 JAVA LANE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

Unit

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

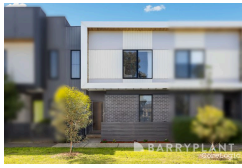
Date of sale

50 UMBRELLA WAY POINT COOK VIC 3030	\$625,000	17-Oct-24
249 DUNNINGS ROAD POINT COOK VIC 3030	\$615,000	19-Aug-24
6/64 BLADIN STREET LAVERTON VIC 3028	\$615,000	25-May-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: 13 November 2024



50 UMBRELLA WAY POINT COOK VIC 3030

4 2 2

Sold Price

RS

\$625,000

Sold Date

17-Oct-24

Distance

2.91km



249 DUNNINGS ROAD POINT COOK VIC 3030

4 3 2

Sold Price

\$615,000

Sold Date

19-Aug-24

Distance

2km



6/64 BLADIN STREET LAVERTON VIC 3028

4 2 2

Sold Price

Sold Date

25-May-24

Distance

4.77km

RS = Recent sale

UN = Undisclosed Sale

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