

## 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 INDEPENDENCE AVENUE 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2023

to

30 Jun 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 TOBAGO AVENUE POINT COOK VIC 3030	\$665,000	14-Feb-24
18 TURNSTONE DRIVE POINT COOK VIC 3030	\$670,000	15-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: 22 July 2024

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**10 TOBAGO AVENUE POINT COOK VIC 3030**

 3  2  2

Sold Price

**\$665,000**

Sold Date

**14-Feb-24**

Distance

**0.5km**



**18 TURNSTONE DRIVE POINT COOK VIC 3030**

 3  2  2

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**15-May-24**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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