

## 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

21 HARDWICK ROAD 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

\$795,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,250

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2023

to

31 May 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

7 OPPERMAN PLACE POINT COOK VIC 3030	\$830,000	20-May-24
20 GERALDTON ROAD POINT COOK VIC 3030	\$848,000	31-May-24
29 HOLLYWOOD AVENUE POINT COOK VIC 3030	\$800,000	13-Apr-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: 18 June 2024



**7 OPPERMAN PLACE POINT COOK VIC 3030**

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date **20-May-24**

 4  2  2

Distance **0.28km**



**20 GERALDTON ROAD POINT COOK VIC 3030**

Sold Price

<sup>RS</sup>

**\$848,000**

Sold Date **31-May-24**

 4  2  2

Distance **0.49km**



**29 HOLLYWOOD AVENUE POINT COOK VIC 3030**

Sold Price

<sup>RS</sup>

**\$800,000<sup>UN</sup>**

Sold Date **13-Apr-24**

 4  2  2

Distance **0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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