

## 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

4 LORD PLACE 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

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2023

to

30 Nov 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

9 POTTERY AVENUE POINT COOK VIC 3030	\$680,000	31-Aug-24
15 LOCKHEED PARADE POINT COOK VIC 3030	\$632,500	11-Oct-24
80 TOM ROBERTS PARADE POINT COOK VIC 3030	\$630,000	13-Jun-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: 05 December 2024

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**9 POTTERY AVENUE POINT COOK VIC 3030**

 3  2  2

Sold Price

**\$680,000**

Sold Date

**31-Aug-24**

Distance

**0.83km**



**15 LOCKHEED PARADE POINT COOK VIC 3030**

 3  2  2

Sold Price

**\$632,500**

Sold Date

**11-Oct-24**

Distance

**0.84km**



**80 TOM ROBERTS PARADE POINT COOK VIC 3030**

 3  2  2

Sold Price

**\$630,000**

Sold Date

**13-Jun-24**

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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