

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

130 TOM ROBERTS PARADE 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

\$890,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,500

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4 COUNTESS PLACE POINT COOK VIC 3030	\$900,000	26-Oct-21
9 BUCKLEY STREET POINT COOK VIC 3030	\$900,000	28-Jan-22
12 JAPONICA WAY POINT COOK VIC 3030	\$890,000	31-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**4 COUNTESS PLACE POINT COOK
VIC 3030**

4 2 2

Sold Price **\$900,000** Sold Date **26-Oct-21**

Distance **1.58km**



**9 BUCKLEY STREET POINT COOK
VIC 3030**

4 2 2

Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **28-Jan-22**

Distance **1.81km**



**12 JAPONICA WAY POINT COOK
VIC 3030**

4 2 2

Sold Price ^{RS} **\$890,000** ^{UN} Sold Date **31-Jan-22**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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