

## 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

14 TUNCURRY 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,277

Property type

House

Suburb

Point Cook

Period-from

01 May 2024

to

30 Apr 2025

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

6 WALGETT STREET POINT COOK VIC 3030	\$695,000	11-Apr-25
3 LISMORE ROAD POINT COOK VIC 3030	\$670,000	12-Feb-25
118 GRASSBIRD DRIVE POINT COOK VIC 3030	\$690,000	02-Dec-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: 26 May 2025



**6 WALGETT STREET POINT COOK VIC 3030**

Sold Price

<sup>RS</sup>

**\$695,000**

Sold Date

**11-Apr-25**



4



2



2

Distance

**0.22km**



**3 LISMORE ROAD POINT COOK VIC 3030**

Sold Price

**\$670,000**

Sold Date

**12-Feb-25**



4



2



2

Distance

**0.35km**



**118 GRASSBIRD DRIVE POINT COOK VIC 3030**

Sold Price

**\$690,000**

Sold Date

**02-Dec-24**



4



2



2

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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