

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

27 RIVINGTON ROAD 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2024

to

28 Feb 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

19 HARDWICK ROAD POINT COOK VIC 3030	\$785,000	25-Jan-25
46 TOM ROBERTS PARADE POINT COOK VIC 3030	\$730,000	19-Feb-25
6 VICTORKING DRIVE POINT COOK VIC 3030	\$691,000	10-Jan-25

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: 21 March 2025



19 HARDWICK ROAD POINT COOK VIC 3030

4 2 2

Sold Price

RS

\$785,000

Sold Date

25-Jan-25

Distance

1.08km



46 TOM ROBERTS PARADE POINT COOK VIC 3030

4 2 2

Sold Price

RS

\$730,000

Sold Date

19-Feb-25

Distance

1.57km



6 VICTORKING DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

\$691,000

Sold Date

10-Jan-25

Distance

1.92km



66 SOLITUDE CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price

RS

\$780,000

Sold Date

06-Feb-25

Distance

1.44km



14 ZUCCOTTI CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price

\$715,000

Sold Date

18-Oct-24

Distance

0.17km



21 CAPODANNO STREET POINT COOK VIC 3030

4 2 2

Sold Price

\$710,000

Sold Date

10-Nov-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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45 KELLERMAN DRIVE POINT COOK VIC 3030

4 2 2

Sold Price **\$745,000** Sold Date **16-Jan-25**

Distance **0.75km**



40 HOLLYWOOD AVENUE POINT COOK VIC 3030

4 2 -

Sold Price **\$765,000** Sold Date **02-Dec-24**

Distance **0.77km**



10 ALTITUDE DRIVE POINT COOK VIC 3030

4 2 2

Sold Price **\$740,000** Sold Date **28-Jan-25**

Distance **1.44km**



7 SEAGRASS CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price **\$732,000** Sold Date **30-Jan-25**

Distance **1.44km**

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UN = Undisclosed Sale

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