

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 FARMERS WAY 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,277

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2024

to

31 Mar 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

4 LORD PLACE POINT COOK VIC 3030	\$640,000	13-Feb-25
12 CARINA COURT POINT COOK VIC 3030	\$650,000	06-Feb-25
2 HEWETT DRIVE POINT COOK VIC 3030	\$665,000	05-Feb-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: 09 April 2025



4 LORD PLACE POINT COOK VIC 3030

 3  2  2

Sold Price

\$640,000

Sold Date

13-Feb-25

Distance

1.04km



12 CARINA COURT POINT COOK VIC 3030

 3  2  2

Sold Price

\$650,000

Sold Date

06-Feb-25

Distance

1.6km



2 HEWETT DRIVE POINT COOK VIC 3030

 3  2  2

Sold Price

\$665,000

Sold Date

05-Feb-25

Distance

1.61km



3 SANDRA COURT POINT COOK VIC 3030

 3  2  2

Sold Price

^{RS} **\$677,000**

Sold Date

14-Mar-25

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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