

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 HONOLULU DRIVE 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

\$425,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,250

Property type

Unit

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

6 HONOLULU DRIVE POINT COOK VIC 3030	\$420,000	20-Nov-24
8 HONOLULU DRIVE POINT COOK VIC 3030	\$425,000	26-Mar-25
7 LOCKHEED PARADE POINT COOK VIC 3030	\$417,000	08-Oct-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: 24 April 2025



**6 HONOLULU DRIVE POINT COOK
VIC 3030**

Sold Price

\$420,000

Sold Date **20-Nov-24**

 2

 1

 1

Distance

0km



**8 HONOLULU DRIVE POINT COOK
VIC 3030**

Sold Price

^{RS} **\$425,000**

Sold Date **26-Mar-25**

 2

 1

 1

Distance

0km



**7 LOCKHEED PARADE POINT
COOK VIC 3030**

Sold Price

\$417,000

Sold Date **08-Oct-24**

 2

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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