

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

6 AMBOY WALK 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,277

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

46 HEATHERBELL AVENUE POINT COOK VIC 3030	\$600,000	29-Mar-25
2 HELMSMAN WALK POINT COOK VIC 3030	\$600,000	26-Feb-25
8 LENOX WALK POINT COOK VIC 3030	\$620,000	18-Apr-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: 05 May 2025


**46 HEATHERBELL AVENUE POINT
COOK VIC 3030**

Sold Price

^{RS}
\$600,000

Sold Date

29-Mar-25


Distance

1.15km

**2 HELMSMAN WALK POINT COOK
VIC 3030**

Sold Price

\$600,000

Sold Date

26-Feb-25


Distance

1.32km

**8 LENOX WALK POINT COOK VIC
3030**

Sold Price

^{RS}
\$620,000

Sold Date

18-Apr-25


Distance

1.78km
RS = Recent sale

UN = Undisclosed Sale

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