

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 SANDRA COURT 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

\$685,000

&

\$745,000

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

40 JEAN STREET POINT COOK VIC 3030	\$730,000	11-Jan-25
12 PALMER AVENUE POINT COOK VIC 3030	\$731,000	21-Mar-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: 10 April 2025



40 JEAN STREET POINT COOK VIC 3030 Sold Price **\$730,000** Sold Date **11-Jan-25**

3 2 2

Distance **1.69km**



12 PALMER AVENUE POINT COOK VIC 3030 Sold Price ^{RS} **\$731,000** Sold Date **21-Mar-25**

3 2 2

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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