

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

7 FRANKIE 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

\$900,000

&

\$999,000

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

| | | |
|---|-----------|-----------|
| 22 TARANGO DRIVE POINT COOK VIC 3030 | \$951,111 | 25-Oct-24 |
| 201 DUNNINGS ROAD POINT COOK VIC 3030 | \$970,000 | 13-Oct-24 |
| 69 MILES FRANKLIN BOULEVARD POINT COOK VIC 3030 | \$931,000 | 08-Nov-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: 12 March 2025



**22 TARANGO DRIVE POINT COOK
VIC 3030**

Sold Price

\$951,111

Sold Date

25-Oct-24

4 2 2

Distance

0.1km



**201 DUNNINGS ROAD POINT COOK
VIC 3030**

Sold Price

\$970,000

Sold Date

13-Oct-24

4 2 -

Distance

0.49km



**69 MILES FRANKLIN BOULEVARD
POINT COOK VIC 3030**

Sold Price

\$931,000

Sold Date

08-Nov-24

4 2 2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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