

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 TANOA CRESCENT 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

\$910,000

&

\$930,000

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

93 ALAMANDA BOULEVARD POINT COOK VIC 3030	\$1,100,000	02-Aug-24
7 ARBOUR AVENUE POINT COOK VIC 3030	\$1,005,000	15-Feb-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: 14 April 2025



**93 ALAMANDA BOULEVARD
POINT COOK VIC 3030**

 4  2  -

Sold Price **\$1,100,000** Sold Date **02-Aug-24**

Distance **0km**



**7 ARBOUR AVENUE POINT COOK
VIC 3030**

 5  2  2

Sold Price **\$1,005,000** Sold Date **15-Feb-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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