

## 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

77 JUNIPER AVENUE POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$769,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2023

to

30 Sep 2024

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 15 DUNSTAN ROAD POINT COOK VIC 3030  | \$760,000 | 14-Oct-24 |
| 7 OPPERMAN PLACE POINT COOK VIC 3030 | \$830,000 | 14-May-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: 22 October 2024



**15 DUNSTAN ROAD POINT COOK  
VIC 3030**

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**14-Oct-24**



4



2



2

Distance

**0.59km**



**7 OPPERMAN PLACE POINT COOK  
VIC 3030**

Sold Price

**\$830,000**

Sold Date

**14-May-24**



3



2



2

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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