

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

9 BALANCHIN STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2023

to

31 Oct 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

7 BRUCKNER DRIVE POINT COOK VIC 3030	\$833,888	10-Oct-24
43 RIVINGTON ROAD POINT COOK VIC 3030	\$840,000	13-Aug-24
46 LAFAYETTE CRESCENT POINT COOK VIC 3030	\$805,000	02-Jul-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: 20 November 2024



7 BRUCKNER DRIVE POINT COOK VIC 3030

Sold Price

RS

\$833,888

Sold Date

10-Oct-24



4



3



-

Distance

0.32km



43 RIVINGTON ROAD POINT COOK VIC 3030

Sold Price

\$840,000

Sold Date

13-Aug-24



4



3



2

Distance

0.46km



46 LAFAYETTE CRESCENT POINT COOK VIC 3030

Sold Price

\$805,000

Sold Date

02-Jul-24



4



2



2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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