

## 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

10 HELMSMAN WALK POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Sep 2022

to

31 Aug 2023

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

6 HELMSMAN WALK POINT COOK VIC 3030	\$535,000	04-Apr-23
8 BATTERY ROAD POINT COOK VIC 3030	\$545,000	05-Jun-23
13 LYRA WALK POINT COOK VIC 3030	\$548,500	27-Jun-23

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: 21 September 2023

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**6 HELMSMAN WALK POINT COOK VIC 3030**    Sold Price    **\$535,000**    Sold Date    **04-Apr-23**  

 Distance    **0.01km**  
 🛏️ 3    🚿 2    🚗 2



**8 BATTERY ROAD POINT COOK VIC 3030**    Sold Price    **\$545,000**    Sold Date    **05-Jun-23**  

 Distance    **2.39km**  
 🛏️ 3    🚿 2    🚗 1



**13 LYRA WALK POINT COOK VIC 3030**    Sold Price    **\$548,500**    Sold Date    **27-Jun-23**  

 Distance    **2.65km**  
 🛏️ 3    🚿 2    🚗 2

RS = Recent sale      UN = Undisclosed Sale

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