

## 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

19 VICKY COURT 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2022

to

30 Sep 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

7 COVENT GARDENS POINT COOK VIC 3030	\$688,000	25-Jul-23
67 BRUCKNER DRIVE POINT COOK VIC 3030	\$700,000	21-Jun-23
10 CROTONA WAY POINT COOK VIC 3030	\$700,000	18-Sep-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: 25 October 2023

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**7 COVENT GARDENS POINT COOK  
VIC 3030**

3 2 2

Sold Price

**\$688,000**

Sold Date

**25-Jul-23**

Distance

**1.58km****67 BRUCKNER DRIVE POINT COOK  
VIC 3030**

4 2 2

Sold Price

**\$700,000**

Sold Date

**21-Jun-23**

Distance

**1.41km****10 CROTONA WAY POINT COOK  
VIC 3030**

4 2 2

Sold Price

**<sup>RS</sup>\$700,000**

Sold Date

**18-Sep-23**

Distance

**1.5km****RS** = Recent sale**UN** = Undisclosed Sale

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