

## 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

201 DUNNINGS ROAD 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

\$1,130,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,250

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2023

to

31 May 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

14 VILLIERS DRIVE POINT COOK VIC 3030	\$1,050,000	27-Jan-24
22 MENZIES AVENUE POINT COOK VIC 3030	\$1,040,000	18-Jun-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: 25 June 2024



### 14 VILLIERS DRIVE POINT COOK VIC 3030

 4
  2
  2

Sold Price

**\$1,050,000**

Sold Date

**27-Jan-24**

Distance

**0.48km**

### 22 MENZIES AVENUE POINT COOK VIC 3030

 5
  2
  2

Sold Price

<sup>RS</sup> **\$1,040,000**

Sold Date

**18-Jun-24**

Distance

**1.67km**

RS = Recent sale

UN = Undisclosed Sale

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