

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

204/2 KENSWICK 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

\$430,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Aug 2022

to

31 Jul 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

106/2 KENSWICK STREET POINT COOK VIC 3030	\$447,500	28-Feb-23
110/2 KENSWICK STREET POINT COOK VIC 3030	\$441,000	29-Mar-23
111/2 KENSWICK STREET POINT COOK VIC 3030	\$448,500	08-Mar-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: 11 August 2023



**106/2 KENSWICK STREET POINT
 COOK VIC 3030**

 2  2  1

Sold Price **\$447,500** Sold Date **28-Feb-23**

Distance **0km**



**110/2 KENSWICK STREET POINT
 COOK VIC 3030**

 2  2  1

Sold Price **\$441,000** Sold Date **29-Mar-23**

Distance **0km**



**111/2 KENSWICK STREET POINT
 COOK VIC 3030**

 2  2  1

Sold Price **\$448,500** Sold Date **08-Mar-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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