

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

209/18 TRIBECA DRIVE 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|--|-----------|-----------|
| 204/2 KENSWICK STREET POINT COOK VIC 3030 | \$418,000 | 19-Sep-23 |
| 302/2 KENSWICK STREET POINT COOK VIC 3030 | \$420,000 | 06-Oct-23 |
| 2/5 TOM ROBERTS PARADE POINT COOK VIC 3030 | \$420,000 | 27-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: 13 November 2023

**204/2 KENSWICK STREET POINT
COOK VIC 3030**

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Sold Price ^{RS} **\$418,000** ^{UN} Sold Date **19-Sep-23**Distance **3.08km****302/2 KENSWICK STREET POINT
COOK VIC 3030**

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Sold Price ^{RS} **\$420,000** Sold Date **06-Oct-23**Distance **3.08km****2/5 TOM ROBERTS PARADE POINT
COOK VIC 3030**

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Sold Price **\$420,000** Sold Date **27-Sep-23**Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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