

## 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

22 SNOWSILL CIRCUIT 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

\$800,000

&

\$850,000

### 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

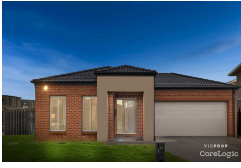
Date of sale

|   |           |           |
|---|-----------|-----------|
| 14 CABRINI STREET POINT COOK VIC 3030           | \$853,000 | 19-Jun-23 |
| 38 MILES FRANKLIN BOULEVARD POINT COOK VIC 3030 | \$880,000 | 20-May-24 |
| 3 ISHAM STREET POINT COOK VIC 3030              | \$870,000 | 08-Feb-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: 07 June 2024



**14 CABRINI STREET POINT COOK VIC 3030**

4 2 2

Sold Price

**\$853,000**

Sold Date

**19-Jun-23**

Distance

**0.15km**



**38 MILES FRANKLIN BOULEVARD POINT COOK VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date

**20-May-24**

Distance

**1.21km**



**3 ISHAM STREET POINT COOK VIC 3030**

4 2 2

Sold Price

**\$870,000**

Sold Date

**08-Feb-24**

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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