

## 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

26 LA CORUNA GARDENS 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

\$895,000

&

\$945,000

### 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 ALMERIA PARADE POINT COOK VIC 3030	\$950,000	27-Jul-23
24 MESSINA CRESCENT POINT COOK VIC 3030	\$900,000	17-May-23
9 FEATHER PLACE POINT COOK VIC 3030	\$900,000	26-Apr-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: 23 October 2023

**7 ALMERIA PARADE POINT COOK  
VIC 3030**

4 2 2

Sold Price

**\$950,000**

Sold Date

**27-Jul-23**

Distance

**0.45km****24 MESSINA CRESCENT POINT  
COOK VIC 3030**

4 2 2

Sold Price

**\$900,000**

Sold Date

**17-May-23**

Distance

**0.7km****9 FEATHER PLACE POINT COOK  
VIC 3030**

4 2 2

Sold Price

Sold Date

**26-Apr-23**

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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