

## 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

28 FLAGSHIP WAY 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

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

76 FLATBUSH AVENUE POINT COOK VIC 3030	\$572,000	25-Oct-23
2/11 COVENT GARDENS POINT COOK VIC 3030	\$560,000	13-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: 27 March 2024



**76 FLATBUSH AVENUE POINT  
COOK VIC 3030**

 4  3  2

Sold Price **\$572,000** Sold Date **25-Oct-23**

Distance **1.94km**



**2/11 COVENT GARDENS POINT  
COOK VIC 3030**

 3  1  1

Sold Price <sup>RS</sup> **\$560,000** Sold Date **13-Feb-24**

Distance **2.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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