

# 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 Kirkstone Road, 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)

Price Range

\$725,000

&

\$795,000

### Median sale price

Median price

\$763,250

Property Type

House

Suburb

Point Cook (3030)

Period - From

01/06/2023

to

31/05/2024

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
49 KIRKSTONE ROAD, POINT COOK VIC 3030	\$775,000	16/01/2024
7 TOPANGA STREET, POINT COOK VIC 3030	\$735,000	01/05/2024
3 YARKON WAY, POINT COOK VIC 3030	\$745,000	06/04/2024

This Statement of Information was prepared on: 20/06/2024