

## 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

30 MOREE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Point Cook

Period-from

01 Jun 2024

to

31 May 2025

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 22 JANDAKOT WALK POINT COOK VIC 3030 | \$360,600 | 09-Sep-24 |
| 95 CORDATA ROAD POINT COOK VIC 3030  | \$404,000 | 04-Mar-25 |
| 70 POSTEMA DRIVE POINT COOK VIC 3030 | \$380,000 | 26-Feb-25 |

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: 06 June 2025



**22 JANDAKOT WALK POINT COOK VIC 3030** Sold Price **\$360,600** Sold Date **09-Sep-24**

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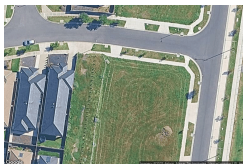
Distance **1.54km**



**95 CORDATA ROAD POINT COOK VIC 3030** Sold Price **\$404,000** Sold Date **04-Mar-25**

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Distance **1.75km**



**70 POSTEMA DRIVE POINT COOK VIC 3030** Sold Price **\$380,000** Sold Date **26-Feb-25**

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Distance **4.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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