

## 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

32 ALDINGA AVENUE 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

\$745,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jul 2023

to

30 Jun 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

5 SUNMAN DRIVE POINT COOK VIC 3030	\$800,000	11-May-24
22 HUTCHENCE DRIVE POINT COOK VIC 3030	\$732,000	27-Apr-24
23B MYSTIC GROVE POINT COOK VIC 3030	\$830,000	25-Jun-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: 02 July 2024

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## 5 SUNMAN DRIVE POINT COOK VIC 3030

4 2 2

Sold Price **\$800,000** Sold Date **11-May-24**

Distance **0.26km**



## 22 HUTCHENCE DRIVE POINT COOK VIC 3030

5 2 2

Sold Price **\$732,000** Sold Date **27-Apr-24**

Distance **0.29km**



## 23B MYSTIC GROVE POINT COOK VIC 3030

4 2 -

Sold Price <sup>RS</sup> **\$830,000** Sold Date **25-Jun-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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