

## 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

4 DUCHESS COURT 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2023

to

30 Apr 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

2 MICHAEL PLACE POINT COOK VIC 3030	\$770,000	11-Apr-24
11 KIRAMI AVENUE POINT COOK VIC 3030	\$723,000	07-Mar-24
38 GRASSBIRD DRIVE POINT COOK VIC 3030	\$720,000	01-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: 20 May 2024



**2 MICHAEL PLACE POINT COOK  
VIC 3030**

 3  2  2

Sold Price **\$770,000** Sold Date **11-Apr-24**

Distance **0.25km**



**11 KIRAMI AVENUE POINT COOK  
VIC 3030**

 3  2  2

Sold Price **\$723,000** Sold Date **07-Mar-24**

Distance **0.5km**



**38 GRASSBIRD DRIVE POINT  
COOK VIC 3030**

 3  2  2

Sold Price **\$720,000** Sold Date **01-Feb-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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