

## 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 ISHAM STREET 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2023

to

31 Dec 2023

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

8 HORACE STREET POINT COOK VIC 3030	\$738,888	02-Nov-23
54 KELLERMAN DRIVE POINT COOK VIC 3030	\$790,000	02-Nov-23
21 SNOWSILL CIRCUIT POINT COOK VIC 3030	\$760,000	29-Oct-23

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: 29 January 2024



**8 HORACE STREET POINT COOK VIC 3030**

 4  2  2

Sold Price **\$738,888** Sold Date **02-Nov-23**

Distance **0.21km**



**54 KELLERMAN DRIVE POINT COOK VIC 3030**

 4  2  2

Sold Price **\$790,000** Sold Date **02-Nov-23**

Distance **1.42km**



**21 SNOWSILL CIRCUIT POINT COOK VIC 3030**

 4  2  2

Sold Price **\$760,000** Sold Date **29-Oct-23**

Distance **1.38km**

RS = Recent sale      UN = Undisclosed Sale

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