

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 LAMBRO WAY POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,750

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2023

to

31 Mar 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

3 YARKON WAY POINT COOK VIC 3030	\$745,000	06-Apr-24
49 TRISTANIA DRIVE POINT COOK VIC 3030	\$775,000	13-Jan-24
8 ORPHEUS STREET POINT COOK VIC 3030	\$770,000	17-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: 24 April 2024



3 YARKON WAY POINT COOK VIC 3030

Sold Price

^{RS} **\$745,000**

Sold Date **06-Apr-24**

 4  2  2

Distance **0.18km**



49 TRISTANIA DRIVE POINT COOK VIC 3030

Sold Price

\$775,000

Sold Date **13-Jan-24**

 4  2  -

Distance **0.31km**



8 ORPHEUS STREET POINT COOK VIC 3030

Sold Price

\$770,000

Sold Date **17-Feb-24**

 4  2  2

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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