

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 PARTRIDGE 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

7 PARTRIDGE WAY POINT COOK VIC 3030	\$700,000	01-Mar-24
146 HAZE DRIVE POINT COOK VIC 3030	\$700,000	19-Oct-23
33 AMBIENT WAY POINT COOK VIC 3030	\$725,000	28-Sep-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: 05 March 2024



7 PARTRIDGE WAY POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$700,000**

Sold Date

01-Mar-24

Distance

0.05km



146 HAZE DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

\$700,000

Sold Date

19-Oct-23

Distance

0.15km



33 AMBIENT WAY POINT COOK VIC 3030

4 2 2

Sold Price

\$725,000

Sold Date

28-Sep-23

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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