

## 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

48 DUNKIRK DRIVE 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

\$850,000

&

\$900,000

### 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

8 ST CLAIR AVENUE POINT COOK VIC 3030	\$921,000	27-Apr-24
40 LENNON BOULEVARD POINT COOK VIC 3030	\$864,888	30-Apr-24
20 JUNIPER AVENUE POINT COOK VIC 3030	\$905,000	22-Mar-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: 28 May 2024

**8 ST CLAIR AVENUE POINT COOK  
VIC 3030**

3 2 2

Sold Price

<sup>RS</sup> **\$921,000** Sold Date **27-Apr-24**Distance **0.33km****40 LENNON BOULEVARD POINT  
COOK VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$864,888** Sold Date **30-Apr-24**Distance **0.39km****20 JUNIPER AVENUE POINT COOK  
VIC 3030**

4 2 2

Sold Price

**\$905,000** Sold Date **22-Mar-24**Distance **0.67km****RS** = Recent sale**UN** = Undisclosed Sale

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