

## 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

5 ANGLERS AVENUE 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,250

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2023

to

30 Jun 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

9 PLUME PLACE POINT COOK VIC 3030	\$657,000	23-Feb-24
10 LURE AVENUE POINT COOK VIC 3030	\$685,000	23-Jun-24
27 SEAGRASS CRESCENT POINT COOK VIC 3030	\$685,000	28-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: 05 July 2024

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**9 PLUME PLACE POINT COOK VIC 3030** Sold Price **\$657,000** Sold Date **23-Feb-24**  
 Distance **0.08km**  
 4 Beds 2 Bathrooms 2 Car Spaces



**10 LURE AVENUE POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$685,000** <sup>UN</sup> Sold Date **23-Jun-24**  
 Distance **0.11km**  
 4 Beds 2 Bathrooms 2 Car Spaces



**27 SEAGRASS CRESCENT POINT COOK VIC 3030** Sold Price **\$685,000** Sold Date **28-Feb-24**  
 Distance **0.16km**  
 4 Beds 2 Bathrooms 2 Car Spaces

RS = Recent sale      UN = Undisclosed Sale

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