

## 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 BENNERSON 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

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

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

5 AESOP STREET POINT COOK VIC 3030	\$590,000	16-Feb-24
25 WALDORF AVENUE POINT COOK VIC 3030	\$625,000	28-Feb-24
1/3 PONSFORD DRIVE POINT COOK VIC 3030	\$618,000	07-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: 10 July 2024



**5 AESOP STREET POINT COOK VIC 3030** Sold Price **\$590,000** Sold Date **16-Feb-24**

3 2 1

Distance **0.46km**



**25 WALDORF AVENUE POINT COOK VIC 3030** Sold Price **\$625,000** Sold Date **28-Feb-24**

3 2 1

Distance **0.6km**



**1/3 PONSFORD DRIVE POINT COOK VIC 3030** Sold Price **\$618,000** Sold Date **07-Feb-24**

3 2 1

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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