

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 LANCASTER DRIVE 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

\$830,000

&

\$870,000

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

7 SARSPARILLA DRIVE POINT COOK VIC 3030	\$850,000	27-Feb-24
19 LIVORNO LANE POINT COOK VIC 3030	\$842,000	28-Feb-24
13 BRAMPTON CLOSE POINT COOK VIC 3030	\$865,000	14-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: 16 April 2024



**7 SARSPARILLA DRIVE POINT
 COOK VIC 3030**

 4  2  2

Sold Price

^{RS} **\$850,000**

Sold Date **27-Feb-24**

Distance **0.81km**



**19 LIVORNO LANE POINT COOK
 VIC 3030**

 4  2  2

Sold Price

\$842,000

Sold Date **28-Feb-24**

Distance **0.95km**



**13 BRAMPTON CLOSE POINT
 COOK VIC 3030**

 3  2  2

Sold Price

\$865,000

Sold Date **14-Mar-24**

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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