

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 TOBAGO AVENUE 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2023

to

31 Jan 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

3 ADVENTURE WAY POINT COOK VIC 3030	\$950,000	24-Oct-23
32 FONGEO DRIVE POINT COOK VIC 3030	\$945,000	01-Feb-24
10 ISLAND WAY POINT COOK VIC 3030	\$960,000	05-Jan-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: 22 February 2024



3 ADVENTURE WAY POINT COOK VIC 3030

 4  2  2

Sold Price **\$950,000** Sold Date **24-Oct-23**

Distance **0.19km**



32 FONGEO DRIVE POINT COOK VIC 3030

 4  2  2

Sold Price ^{RS} **\$945,000** Sold Date **01-Feb-24**

Distance **0.25km**



10 ISLAND WAY POINT COOK VIC 3030

 4  2  2

Sold Price ^{RS} **\$960,000** Sold Date **05-Jan-24**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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