

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

6 BEVAN COURT 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,250

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2023

to

31 May 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 BEAUREPAIRE DRIVE POINT COOK VIC 3030	\$830,000	28-Feb-24
8 ANDAMAN PLACE POINT COOK VIC 3030	\$821,500	17-Feb-24
70 BROWNLOW DRIVE POINT COOK VIC 3030	\$802,500	16-Dec-23

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: 12 June 2024



**9 BEAUREPAIRE DRIVE POINT
COOK VIC 3030**

 4  2  2

Sold Price **\$830,000** Sold Date **28-Feb-24**

Distance **0.28km**



**8 ANDAMAN PLACE POINT COOK
VIC 3030**

 4  2  2

Sold Price **\$821,500** Sold Date **17-Feb-24**

Distance **0.43km**



**70 BROWNLOW DRIVE POINT
COOK VIC 3030**

 4  2  2

Sold Price **\$802,500** Sold Date **16-Dec-23**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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