

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 CLASSIC 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

8 CLASSIC COURT POINT COOK VIC 3030	\$1,066,000	06-Mar-24
9 GALLERY PLACE POINT COOK VIC 3030	\$1,500,000	01-Dec-23
3 COOKS MEWS POINT COOK VIC 3030	\$1,350,000	11-Jan-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: 15 March 2024



**8 CLASSIC COURT POINT COOK
VIC 3030**

 4  2  2

Sold Price ^{RS} **\$1,066,000** ^{UN} Sold Date **06-Mar-24**

Distance **0.03km**



**9 GALLERY PLACE POINT COOK
VIC 3030**

 4  3  2

Sold Price **\$1,500,000** Sold Date **01-Dec-23**

Distance **0.18km**



**3 COOKS MEWS POINT COOK VIC
3030**

 4  2  2

Sold Price **\$1,350,000** Sold Date **11-Jan-23**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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