

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 FAIRWATER 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

\$675,000

&

\$725,000

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

7 PLUME PLACE POINT COOK VIC 3030	\$688,000	25-Jan-24
17 WINDMILL WAY POINT COOK VIC 3030	\$675,000	06-Apr-24
41 TAMWORTH GROVE POINT COOK VIC 3030	\$740,000	02-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: 20 June 2024



7 PLUME PLACE POINT COOK VIC 3030

 3  2  -

Sold Price

\$688,000

Sold Date

25-Jan-24

Distance

0.43km



17 WINDMILL WAY POINT COOK VIC 3030

 3  2  2

Sold Price

\$675,000

Sold Date

06-Apr-24

Distance

0.4km



41 TAMWORTH GROVE POINT COOK VIC 3030

 4  2  2

Sold Price

\$740,000

Sold Date

02-Feb-24

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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