

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 GOOLWA ROAD 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

\$710,000

&

\$750,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 3 CASINO PARADE POINT COOK VIC 3030 | \$720,000 | 03-Mar-24 |
| 7 PARTRIDGE WAY POINT COOK VIC 3030 | \$700,000 | 04-Feb-24 |
| 77 BAYCREST DRIVE POINT COOK VIC 3030 | \$749,999 | 24-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: 16 April 2024



**3 CASINO PARADE POINT COOK
VIC 3030**

4 2 2

Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **03-Mar-24**

Distance **0.72km**



**7 PARTRIDGE WAY POINT COOK
VIC 3030**

4 2 2

Sold Price **\$700,000** Sold Date **04-Feb-24**

Distance **0.62km**



**77 BAYCREST DRIVE POINT COOK
VIC 3030**

4 2 2

Sold Price **\$749,999** Sold Date **24-Jan-24**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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