

## 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

7 ARBOUR AVENUE POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2022

to

30 Nov 2023

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

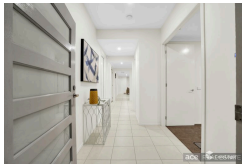
Date of sale

7 MALLEE STREET POINT COOK VIC 3030	\$1,050,000	28-Nov-23
14 MALIBU BOULEVARD POINT COOK VIC 3030	\$1,050,000	01-Nov-23
68 MALIBU BOULEVARD POINT COOK VIC 3030	\$1,120,000	15-Aug-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: 07 December 2023

**7 MALLEE STREET POINT COOK  
VIC 3030**4  2  2 Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **28-Nov-23**Distance **0.44km****14 MALIBU BOULEVARD POINT  
COOK VIC 3030**4  2  2 Sold Price Sold Date **01-Nov-23**Distance **0.21km****68 MALIBU BOULEVARD POINT  
COOK VIC 3030**5  2  2 Sold Price **\$1,120,000** Sold Date **15-Aug-23**Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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