

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 BANILLA CLOSE 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

\$910,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2022

to

31 Jul 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 CARNIVAL PLACE POINT COOK VIC 3030	\$1,010,000	11-Mar-23
8 TIARELLA STREET POINT COOK VIC 3030	\$930,000	02-Aug-23
22 ARUBA AVENUE POINT COOK VIC 3030	\$908,000	28-Jul-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: 11 August 2023



**7 CARNIVAL PLACE POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$1,010,000

Sold Date

11-Mar-23

Distance

0.17km



**8 TIARELLA STREET POINT COOK
VIC 3030**

 4  2  2

Sold Price

^{RS} **\$930,000**

Sold Date

02-Aug-23

Distance

0.57km



**22 ARUBA AVENUE POINT COOK
VIC 3030**

 4  2  2

Sold Price

^{RS} **\$908,000**

Sold Date

28-Jul-23

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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