

## 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

71 BRUCKNER DRIVE 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2023

to

30 Apr 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 HALYCON STREET POINT COOK VIC 3030	\$605,000	04-Dec-23
8 TANNER MEWS POINT COOK VIC 3030	\$600,000	30-Jan-24
4 EVATT GREEN POINT COOK VIC 3030	\$614,000	14-Oct-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: 08 May 2024

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## 7 HALYCON STREET POINT COOK VIC 3030

Sold Price

**\$605,000**

Sold Date

**04-Dec-23**

3 2 1

Distance

**1.12km**



## 8 TANNER MEWS POINT COOK VIC 3030

Sold Price

**\$600,000**

Sold Date

**30-Jan-24**

3 2 1

Distance

**1.62km**



## 4 EVATT GREEN POINT COOK VIC 3030

Sold Price

**\$614,000**

Sold Date

**14-Oct-23**

3 2 1

Distance

**1.83km**

RS = Recent sale

UN = Undisclosed Sale

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