

## 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

9 RANDALL ROAD 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

\$725,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2023

to

31 Jan 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

8 HORACE STREET POINT COOK VIC 3030	\$738,888	02-Nov-23
32 HANOVER STREET POINT COOK VIC 3030	\$755,000	24-Oct-23
32 SNOWSILL CIRCUIT POINT COOK VIC 3030	\$730,000	18-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: 16 February 2024



**8 HORACE STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$738,888**

Sold Date **02-Nov-23**

Distance **0.5km**



**32 HANOVER STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$755,000**

Sold Date **24-Oct-23**

Distance **0.75km**



**32 SNOWSILL CIRCUIT POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$730,000**

Sold Date **18-Oct-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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