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 SANDRA COURT 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	$685,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$756,277	Property type	House	Suburb	Point Cook
Period-from	01 Apr 2024	to	31 Mar 2025	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
40 JEAN STREET POINT COOK VIC 3030	$730,000	11-Jan-25
12 PALMER AVENUE POINT COOK VIC 3030	$731,000	21-Mar-25

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: 10 April 2025

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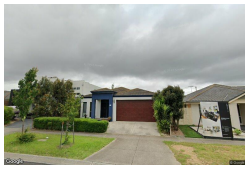


40 JEAN STREET POINT COOK VIC 3030

3 2 2

Sold Price **$730,000** Sold Date **11-Jan-25**

Distance **1.69km**



12 PALMER AVENUE POINT COOK VIC 3030

3 2 2

Sold Price RS **$731,000** Sold Date **21-Mar-25**

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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