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<br>Including suburb and postcode | 24 BROADSIDE WALK 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 | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $547,250 | Property type | Unit | 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.

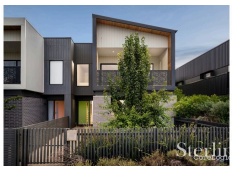
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 2 HELMSMAN WALK POINT COOK VIC 3030 | $600,000 | 19-Mar-25 |
| 16 SULLIVAN WALK POINT COOK VIC 3030 | $635,000 | 21-Mar-25 |
| 33 TACKLE DRIVE POINT COOK VIC 3030 | $580,000 | 10-Nov-24 |

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: 28 April 2025

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**2 HELMSMAN WALK POINT COOK VIC 3030**

3 2 2

Sold Price RS **$600,000** Sold Date **19-Mar-25**

Distance **0km**



**16 SULLIVAN WALK POINT COOK VIC 3030**

4 2 2

Sold Price RS **$635,000** Sold Date **21-Mar-25**

Distance **1.78km**



**33 TACKLE DRIVE POINT COOK VIC 3030**

4 2 2

Sold Price **$580,000** Sold Date **10-Nov-24**

Distance **0km**

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

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