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	4 HONOLULU DRIVE 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	$425,000	&	$435,000

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
6 HONOLULU DRIVE POINT COOK VIC 3030	$420,000	20-Nov-24
8 HONOLULU DRIVE POINT COOK VIC 3030	$425,000	26-Mar-25
7 LOCKHEED PARADE POINT COOK VIC 3030	$417,000	08-Oct-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: 24 April 2025

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6 HONOLULU DRIVE POINT COOK VIC 3030

2 1 1

Sold Price **$420,000** Sold Date **20-Nov-24**

Distance **0km**



8 HONOLULU DRIVE POINT COOK VIC 3030

2 1 1

Sold Price RS **$425,000** Sold Date **26-Mar-25**

Distance **0km**



7 LOCKHEED PARADE POINT COOK VIC 3030

2 1 1

Sold Price **$417,000** Sold Date **08-Oct-24**

Distance **0km**

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

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