

## 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

201 DUNNINGS 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

or range  
between

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2023

to

31 Aug 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

6 KIAH DRIVE POINT COOK VIC 3030	\$1,029,000	06-May-23
4 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$1,000,000	13-Aug-24
6 RUNLET DRIVE POINT COOK VIC 3030	\$1,050,000	28-Feb-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: 10 September 2024

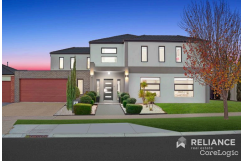


**6 KIAH DRIVE POINT COOK VIC 3030**

4 3 2

Sold Price **\$1,029,000** Sold Date **06-May-23**

Distance **0.18km**

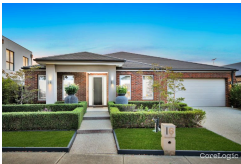


**4 WATERHAVEN BOULEVARD POINT COOK VIC 3030**

3 2 -

Sold Price <sup>RS</sup> **\$1,000,000** <sup>UN</sup> Sold Date **13-Aug-24**

Distance **0.28km**



**6 RUNLET DRIVE POINT COOK VIC 3030**

4 2 2

Sold Price **\$1,050,000** Sold Date **28-Feb-24**

Distance **0.48km**



**14 VILLIERS DRIVE POINT COOK VIC 3030**

4 2 2

Sold Price Sold Date **27-Jan-24**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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