## 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

47 COOINDA WAY 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	\$1,190,000	&	\$1,250,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$774,350	Prop	erty type	House		Suburb	Point Cook
Period-from	01 Jul 2024	to	30 Jun 2	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
8 BRIBIE WAY POINT COOK VIC 3030	\$1,220,000	08-Mar-25
8 DUCHESS COURT POINT COOK VIC 3030	\$1,180,000	26-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: 11 July 2025





Joseph Krstic P (03) 9395 9999 M 0476774853 E jkrstic@barryplant.com.au



8 BRIBIE WAY POINT COOK VIC 3030

\$ 2

₾ 2

**4** 

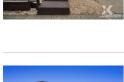
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Sold Price

\$1,220,000 Sold Date 08-Mar-25

Distance

1.37km



8 DUCHESS COURT POINT COOK

Sold Price

\$1,180,000 Sold Date 26-Mar-25

Distance

0.77km

VIC 3030

₾ 2 \$ 2

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

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