

## 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

38 Dingo Street 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

\$580,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2020

to

31 Aug 2021

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

5 Arden Street Point Cook VIC 3030	\$590,000	18-May-21
2 Latte Walk Point Cook VIC 3030	\$590,000	20-May-21

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: 02 September 2021

**5 Arden Street Point Cook VIC 3030**3  2  2 

Sold Price

**\$590,000**

Sold Date

**18-May-21**

Distance

**0.55km****2 Latte Walk Point Cook VIC 3030**3  2  2 

Sold Price

Sold Date

**20-May-21**

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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