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	11 HANOVER STREET 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	$900,000	&	$989,555

Median sale price

(*Delete house or unit as applicable)

Median Price	$756,277	Property type	House	Suburb	Point Cook
Period-from	01 May 2024	to	30 Apr 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
21 MCWILLIAMS CRESCENT POINT COOK VIC 3030	$920,000	27-Apr-25
39 TAMWORTH GROVE POINT COOK VIC 3030	$911,000	15-Apr-25
11 AMBROSIA WAY POINT COOK VIC 3030	$950,000	09-Aug-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.~~

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21 MCWILLIAMS CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price RS $920,000 Sold Date 27-Apr-25

Distance 0.84km

39 TAMWORTH GROVE POINT COOK VIC 3030

4 2 2

Sold Price RS $911,000 Sold Date 15-Apr-25

Distance 1.76km

11 AMBROSIA WAY POINT COOK VIC 3030

4 2 2

Sold Price $950,000 Sold Date 09-Aug-24

Distance 2.06km

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

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