

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

14 LAWLER 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Feb 2023

to

31 Jan 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

111 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$623,000	17-Oct-23
67 MURNONG STREET POINT COOK VIC 3030	\$610,000	15-Nov-23
38 LUXE TERRACE POINT COOK VIC 3030	\$605,000	18-Oct-23

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: 01 February 2024



**111 WATERHAVEN BOULEVARD
POINT COOK VIC 3030**

 3  2  2

Sold Price **\$623,000** Sold Date **17-Oct-23**

Distance **1.27km**



**67 MURNONG STREET POINT
COOK VIC 3030**

 3  2  2

Sold Price **\$610,000** Sold Date **15-Nov-23**

Distance **0.14km**



**38 LUXE TERRACE POINT COOK
VIC 3030**

 3  2  2

Sold Price **\$605,000** Sold Date **18-Oct-23**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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