

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

34/9 GREG NORMAN DRIVE 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

\$299,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,750

Property type

Unit

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 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

24/9 GREG NORMAN DRIVE POINT COOK VIC 3030	\$360,000	17-Jan-25
39/9 GREG NORMAN DRIVE POINT COOK VIC 3030	\$285,000	12-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.

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24/9 GREG NORMAN DRIVE POINT Sold Price **\$360,000** Sold Date **17-Jan-25**
COOK VIC 3030

 2  2  1

Distance **0km**



39/9 GREG NORMAN DRIVE POINT Sold Price **\$285,000** Sold Date **12-Mar-25**
COOK VIC 3030

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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