

## 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

5/40D WALLACE AVENUE 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

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,250

Property type

Commercial

Suburb

Point Cook

Period-from

01 Jun 2023

to

31 May 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

Address of comparable property	Price	Date of sale
304/111 OVERTON ROAD WILLIAMS LANDING VIC 3027	\$330,000	02-Mar-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.

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**304/111 OVERTON ROAD  
WILLIAMS LANDING VIC 3027**

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Sold Price **\$330,000** Sold Date **02-Mar-23**

Distance **0.8km**

RS = Recent sale      UN = Undisclosed Sale

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