

## 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 ASTLEY CRESCENT 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

\$770,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 63 JUNIPER AVENUE POINT COOK VIC 3030   | \$930,000 | 20-Aug-22 |
| 22 MOORGATE STREET POINT COOK VIC 3030  | \$841,000 | 23-Jan-23 |
| 63 BREASLEY PARKWAY POINT COOK VIC 3030 | \$860,000 | 12-Oct-22 |

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: 10 February 2023



**63 JUNIPER AVENUE POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$930,000**

Sold Date **20-Aug-22**

Distance

**0.71km**



**22 MOORGATE STREET POINT  
COOK VIC 3030**

 5  2  2

Sold Price

<sup>RS</sup> **\$841,000**

Sold Date **23-Jan-23**

Distance

**0.78km**



**63 BREASLEY PARKWAY POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$860,000**

Sold Date **12-Oct-22**

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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