

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 GINGER LANE 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

\$1,180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,694

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2021

to

31 May 2022

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

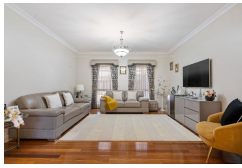
Date of sale

31 DRYSDALE CRESCENT POINT COOK VIC 3030	\$1,179,000	06-Jan-22
4 WINTON GRANGE POINT COOK VIC 3030	\$1,170,000	26-Mar-22
9 HOLLY DRIVE POINT COOK VIC 3030	\$1,207,500	04-Feb-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: 01 June 2022



**31 DRYSDALE CRESCENT POINT
COOK VIC 3030**

 5  3  3

Sold Price

\$1,179,000

Sold Date

06-Jan-22

Distance

2.15km



**4 WINTON GRANGE POINT COOK
VIC 3030**

 4  2  2

Sold Price

^{RS} **\$1,170,000**

Sold Date

26-Mar-22

Distance

2.82km



**9 HOLLY DRIVE POINT COOK VIC
3030**

 5  3  3

Sold Price

\$1,207,500

Sold Date

04-Feb-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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