Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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17 WINDSONG WAY POINT COOK VIC 3030						
e see consumer.vio	c.gov.a	u/underquoti	ng (*E	Delete single price	e or range a	as applicable)
		or range between		\$680,000	&	\$720,000
Median sale price (*Delete house or unit as applicable)						
\$760,000	Property type		House	Suburb	Point Cook	
01 Mar 2024	to 28 Feb 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						
	2024 Sales (*Delete Aproperties sold with	20 policable) \$760,000 Proposition of the properties sold within two net's representative considerations.	te see consumer.vic.gov.au/underquotin or rang between oplicable) \$760,000 Property type 01 Mar 2024 to 28 Feb 20 sales (*Delete A or B below as a properties sold within two kilometres of ont's representative considers to be most	or range between 9760,000 17 WINDSONG WAY POINT COOK or range between 18 Property type 19 Property type 10 Mar 2024 10 28 Feb 2025 10 Properties sold within two kilometres of the part's representative considers to be most compared to the party of the party o	17 WINDSONG WAY POINT COOK VIC 3030 se see consumer.vic.gov.au/underquoting (*Delete single price or range between \$680,000 splicable) \$760,000 Property type House 01 Mar 2024 to 28 Feb 2025 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price of the property for sale in the property of the property for sale in	te see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$680,000 & pplicable) \$760,000 Property type House Suburb 01 Mar 2024 to 28 Feb 2025 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to the property for sale in the l

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: 17 March 2025



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