

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	14 Solitude Crescent Point Cook, 3030
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$750,000 & \$800,000
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### Median sale price

Median price	\$758,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	30-Dec-2022	to	29-Dec-2023	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	280 BOARDWALK BOULEVARD POINT COOK 514m2	\$800,000	30-Aug-2023
2	28 FLOREY AVENUE POINT COOK 512m2	\$775,000	17-Oct-2023
3	54 KELLERMAN DRIVE POINT COOK 504m2	\$790,000	02-Nov-2023

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