

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

2 BENAUD WAY 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

or range
between

\$985,000

&

\$1,035,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jul 2022

to

30 Jun 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

4 ELSWICK WAY POINT COOK VIC 3030	\$1,075,000	11-Feb-23
42 SHIRAZ CRESCENT POINT COOK VIC 3030	\$990,000	13-Jun-23
237 SALTWATER PROMENADE POINT COOK VIC 3030	\$1,045,000	17-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.~~

This Statement of Information was prepared on: 07 July 2023


4 ELSWICK WAY POINT COOK VIC 3030

 4
  2
  2

Sold Price

\$1,075,000

Sold Date

11-Feb-23

Distance

1.05km

42 SHIRAZ CRESCENT POINT COOK VIC 3030

 4
  2
  2

Sold Price

^{RS} **\$990,000** ^{UN}

Sold Date

13-Jun-23

Distance

1.06km

237 SALTWATER PROMENADE POINT COOK VIC 3030

 4
  2
  2

Sold Price

\$1,045,000

Sold Date

17-Mar-23

Distance

1km
RS = Recent sale

UN = Undisclosed Sale

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