

## 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	66 Bensonhurst Pde 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).

Single price	\$1,040,000
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### Median sale price

Median price	\$750,000	Property Type	HOUSE	Suburb	POINT COOK
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Period - From	01-Feb-2021	to	31-Jan-2022	Source	Realestate.com.au
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### 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	40 Lispenard Circuit Point Cook VIC 3030	\$995,000	01-Dec-2021
2	5 Hanover Street Point Cook VIC 3030	\$982,500	15-Dec-2021
3	5 Greenbank Way Point Cook VIC 3030	\$1,000,000	22-Nov-2021

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