

## 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

55 SALTMARSH CRESCENT POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,200,000

### 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 18 MCWILLIAMS CRESCENT POINT COOK VIC 3030 | \$1,250,000 | 07-Oct-21 |
| 26 UMBRELLA WAY POINT COOK VIC 3030        | \$1,150,000 | 16-Apr-21 |
| 33 MILLPOND DRIVE POINT COOK VIC 3030      | \$1,150,000 | 28-Apr-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: 09 June 2022



**18 MCWILLIAMS CRESCENT POINT  
COOK VIC 3030**

 6  3  2

Sold Price

**\$1,250,000**

Sold Date

**07-Oct-21**

Distance

**1.08km**



**26 UMBRELLA WAY POINT COOK  
VIC 3030**

 5  3  2

Sold Price

**\$1,150,000**

Sold Date

**16-Apr-21**

Distance

**0.59km**



**33 MILLPOND DRIVE POINT COOK  
VIC 3030**

 4  3  2

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**28-Apr-22**

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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