

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

5 GREENBANK 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

\$1,099,000

&

\$1,149,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2023

to

31 Oct 2024

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

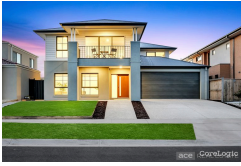
Date of sale

57 PILATUS CRESCENT POINT COOK VIC 3030	\$1,116,000	15-Jun-24
13 RIVINGTON ROAD POINT COOK VIC 3030	\$1,255,000	30-Aug-24

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 November 2024



**57 PILATUS CRESCENT POINT
COOK VIC 3030**

 5  4  2

Sold Price **\$1,116,000** Sold Date **15-Jun-24**

Distance **1.02km**



**13 RIVINGTON ROAD POINT COOK
VIC 3030**

 4  2  2

Sold Price ^{RS} **\$1,255,000** Sold Date **30-Aug-24**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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