

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

3 HEYSEN MEWS 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

\$975,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2022

to

31 May 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

6 SAVERY COURT POINT COOK VIC 3030	\$985,000	10-May-23
19 MALDIVE GROVE POINT COOK VIC 3030	\$1,035,000	01-Feb-23
24 TANOA CRESCENT POINT COOK VIC 3030	\$1,005,000	22-Apr-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: 13 June 2023



**6 SAVERY COURT POINT COOK
VIC 3030**

 4  2  2

Sold Price ^{RS} **\$985,000** ^{UN} Sold Date **10-May-23**

Distance **0.99km**



**19 MALDIVE GROVE POINT COOK
VIC 3030**

 4  2  2

Sold Price **\$1,035,000** Sold Date **01-Feb-23**

Distance **1.4km**



**24 TANOVA CRESCENT POINT
COOK VIC 3030**

 4  2  2

Sold Price **\$1,005,000** Sold Date **22-Apr-23**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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