

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

4 GRASSO AVENUE 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

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2021

to

31 Jul 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

7 CARNEGIE ROAD POINT COOK VIC 3030	\$690,000	10-Jun-22
19 WARUNDA PARADE POINT COOK VIC 3030	\$665,000	28-May-22
10 FIREFLY ROAD POINT COOK VIC 3030	\$720,000	06-Jun-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: 31 August 2022



**7 CARNEGIE ROAD POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$690,000

Sold Date

10-Jun-22

Distance

0.23km



**19 WARUNDA PARADE POINT
COOK VIC 3030**

 4  2  2

Sold Price

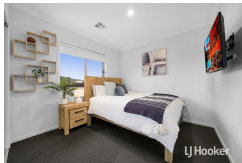
\$665,000

Sold Date

28-May-22

Distance

0.55km



**10 FIREFLY ROAD POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$720,000

Sold Date

06-Jun-22

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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