

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

3/39 Astley Crescent 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/28 Whitlam Green Point Cook VIC 3030	\$543,000	09-Mar-21
2/28 Whitlam Green Point Cook VIC 3030	\$568,000	23-Sep-21
2/17 Catania Avenue Point Cook VIC 3030	\$572,000	21-Feb-20

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: 20 October 2021



1/28 Whitlam Green Point Cook VIC 3030 Sold Price **\$543,000** Sold Date **09-Mar-21**

 3  2  1

Distance **0.73km**



2/28 Whitlam Green Point Cook VIC 3030 Sold Price ^{RS} **\$568,000** Sold Date **23-Sep-21**

 3  2  1

Distance **0.74km**



2/17 Catania Avenue Point Cook VIC 3030 Sold Price **\$572,000** Sold Date **21-Feb-20**

 3  2  1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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