

## 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

13 MISQA AVENUE POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$775,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2022

to

31 Oct 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

4 PARKSTONE CRESCENT POINT COOK VIC 3030	\$770,000	23-Oct-23
39 PILATUS CRESCENT POINT COOK VIC 3030	\$795,000	26-Oct-23
45 PENNSYLVANIA CRESCENT POINT COOK VIC 3030	\$805,000	20-Sep-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: 22 November 2023



**4 PARKSTONE CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup>

**\$770,000**

Sold Date

**23-Oct-23**

Distance

**0.51km**



**39 PILATUS CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup>

**\$795,000**

Sold Date

**26-Oct-23**

Distance

**1.22km**



**45 PENNSYLVANIA CRESCENT  
POINT COOK VIC 3030**

 4  2  2

Sold Price

**\$805,000**

Sold Date

**20-Sep-23**

Distance

**1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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