

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

1/4 FINDON COURT 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

\$579,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Feb 2022

to

31 Jan 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

1/19 MESSINA CRESCENT POINT COOK VIC 3030	\$600,000	18-Aug-22
47 MURNONG STREET POINT COOK VIC 3030	\$585,000	20-Jan-23
53 LINDSAY GARDENS POINT COOK VIC 3030	\$600,000	30-Nov-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: 16 February 2023



**1/19 MESSINA CRESCENT POINT
COOK VIC 3030**

3 1 1

Sold Price

\$600,000

Sold Date **18-Aug-22**

Distance **0.62km**



**47 MURNONG STREET POINT
COOK VIC 3030**

3 2 2

Sold Price

^{RS} **\$585,000**

Sold Date **20-Jan-23**

Distance **0.27km**



**53 LINDSAY GARDENS POINT
COOK VIC 3030**

3 2 1

Sold Price

\$600,000

Sold Date **30-Nov-22**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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