

## 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

2/14 MICKLETON GROVE POINT COOK VIC 3030

### Indicative selling price

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

Single Price

\$530,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jun 2023

to

31 May 2024

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 HEMSLEY PROMENADE POINT COOK VIC 3030	\$530,000	29-Apr-24
5B CRESWICK DRIVE POINT COOK VIC 3030	\$577,000	24-Nov-23
36/39 ASTLEY CRESCENT POINT COOK VIC 3030	\$540,000	03-Oct-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: 20 June 2024



**1/19 HEMSLEY PROMENADE POINT** Sold Price **\$530,000** Sold Date **29-Apr-24**  
**COOK VIC 3030**

 2  1  -

Distance **0.64km**



**5B CRESWICK DRIVE POINT COOK** Sold Price **\$577,000** Sold Date **24-Nov-23**  
**VIC 3030**

 3  2  1

Distance **1.18km**



**36/39 ASTLEY CRESCENT POINT** Sold Price **\$540,000** Sold Date **03-Oct-23**  
**COOK VIC 3030**

 3  2  1

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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