

## 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

34 MAIDEN CRESCENT 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

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2021

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 92 BRUCKNER DRIVE POINT COOK VIC 3030      | \$670,000 | 12-Apr-22 |
| 16 EAST CORNHILL DRIVE POINT COOK VIC 3030 | \$681,000 | 28-Apr-22 |
| 11 FULTON STREET POINT COOK VIC 3030       | \$692,000 | 04-Apr-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: 03 October 2022



**92 BRUCKNER DRIVE POINT COOK VIC 3030** Sold Price **\$670,000** Sold Date **12-Apr-22**

 4  2  2

Distance **0.86km**



**16 EAST CORNHILL DRIVE POINT COOK VIC 3030** Sold Price **\$681,000** Sold Date **28-Apr-22**

 2  2  2

Distance **1.14km**



**11 FULTON STREET POINT COOK VIC 3030** Sold Price **\$692,000** Sold Date **04-Apr-22**

 4  2  2

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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