

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 Ostend Crescent Point Cook, 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$730,000 & \$750,000
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Median sale price

Median price	\$801,250	Property Type	HOUSE	Suburb	POINT COOK
Period - From	01-Feb-2022	to	31-Jan-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	241 Saltwater Promenade Point Cook VIC 3030	\$765,000	23-Jan-2023
2	48 Carrick Street Point Cook VIC 3030	\$749,999	04-Nov-2022
3	3 Bluffview Terrace Point Cook VIC 3030	\$750,000	31-Aug-2022

This statement of information was prepared on 15-Mar-2023 at 12:47:29 PM EST