

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	66 Solitude Crescent Point Cook, 3030
---	---------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$780,000 & \$800,000
---------------	-----------------------

### Median sale price

Median price	\$765,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	17-May-2023	to	16-May-2024	Source	Corelogic

### 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	36 HARGRAVE AVENUE POINT COOK 448m2	\$830,000	06-Mar-2024
2	29 HOLLYWOOD AVENUE POINT COOK 400m2	\$800,000	13-Apr-2024
3	25 WHISPER BOULEVARD POINT COOK 391m2	\$770,000	10-May-2024

This statement of information was prepared on 31-Aug-2024 at 4:52:09 PM AEST