

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	37 Jean Street Point Cook, 3030
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Indicative selling price

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

Range between	\$680,000 & \$700,000
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Median sale price

Median price	\$790,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	22-Apr-2022	to	21-Apr-2023	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	33 LISPENARD CIRCUIT POINT COOK 350m2	\$725,000	22-Feb-2023
2	8 LAFAYETTE CRESCENT POINT COOK 346m2	\$705,000	04-Apr-2023
3	3 LUCILLE ROAD POINT COOK 350m2	\$682,000	18-Feb-2023

This statement of information was prepared on 21-Apr-2023 at 11:02:48 AM EST