



## 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

24 Santander Crescent, Point Cook, 3030

### Indicative selling price

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

Single price

or range between

\$800,000.00

&

\$880,000.00

### Median sale price

Median price

\$650,000.00

Property type

House

Suburb

POINT COOK

Period - From

Oct 2018

to

Sep 2019

Source

REIV

### 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
14 Cruise St POINT COOK 3030	\$880,000.00	4/07/2019
15 Hyacinth PI POINT COOK 3030	\$870,000.00	25/09/2019
4 Licodia Av POINT COOK 3030	\$830,000.00	14/10/2019

This Statement of Information was prepared on:

Friday 15th November 2019