

# 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 35 Pilatus 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)

Price Range \$900,000 & \$950,000

### Median sale price

Median price \$760,000 Property Type House Suburb Point Cook (3030)  
Period - From 01/12/2023 to 30/11/2024 Source Corelogic

### Comparable property sales

A 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
24 ALLEGRA STREET, POINT COOK VIC 3030	\$955,000	08/07/2024
41 PILATUS CRESCENT, POINT COOK VIC 3030	\$1,115,000	29/08/2024
57 PILATUS CRESCENT, POINT COOK VIC 3030	\$1,116,000	15/06/2024

This Statement of Information was prepared on: 04/12/2024