

## 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

14 ZUCCOTTI CRESCENT POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

6 PERSHING WAY POINT COOK VIC 3030	\$727,000	20-Jul-24
11 MARBLE ROAD POINT COOK VIC 3030	\$746,000	12-Jul-24
8 BENDEL STREET POINT COOK VIC 3030	\$715,000	19-Aug-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 September 2024

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**6 PERSHING WAY POINT COOK  
VIC 3030**

4 2 2

Sold Price

<sup>RS</sup>

**\$727,000**

Sold Date

**20-Jul-24**

Distance

**0.97km**



**11 MARBLE ROAD POINT COOK VIC  
3030**

4 2 2

Sold Price

**\$746,000**

Sold Date

**12-Jul-24**

Distance

**1.42km**



**8 BENDEL STREET POINT COOK  
VIC 3030**

4 2 2

Sold Price

<sup>RS</sup>

**\$715,000**

Sold Date

**19-Aug-24**

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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