

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

17 FLORENTINO PARADE POINT COOK VIC 3030

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2021

to

31 Jul 2022

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

13 PARLIAMENT STREET POINT COOK VIC 3030	\$770,000	28-Jun-22
8 FIREFLY ROAD POINT COOK VIC 3030	\$745,000	08-Jul-22
64 CARRICK STREET POINT COOK VIC 3030	\$743,200	23-Jul-22

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: 04 August 2022


**13 PARLIAMENT STREET POINT
COOK VIC 3030**

 4
  2
  2

Sold Price

^{RS}
\$770,000

Sold Date

28-Jun-22

Distance

0.1km

**8 FIREFLY ROAD POINT COOK VIC
3030**

 4
  2
  2

Sold Price

^{RS}
\$745,000

Sold Date

08-Jul-22

Distance

0.56km

**64 CARRICK STREET POINT COOK
VIC 3030**

 4
  2
  2

Sold Price

^{RS}
\$743,200

Sold Date

23-Jul-22

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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