

## 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

82 WINCOTT 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

\$930,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

237 SALTWATER PROMENADE POINT COOK VIC 3030	\$1,045,000	17-Mar-23
42 SHIRAZ CRESCENT POINT COOK VIC 3030	\$990,000	28-May-23

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: 14 March 2024


**237 SALTWATER PROMENADE  
POINT COOK VIC 3030**

 4
  2
  2

Sold Price

**\$1,045,000**

Sold Date

**17-Mar-23**

Distance

**0.96km**

**42 SHIRAZ CRESCENT POINT  
COOK VIC 3030**

 4
  2
  2

Sold Price

**\$990,000**

Sold Date

**28-May-23**

Distance

**0.99km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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