

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

4 FARMERS WAY 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|--|-----------|-----------|
| 22 HALYCON STREET POINT COOK VIC 3030 | \$662,000 | 30-Nov-24 |
| 21 FIRESIDE AVENUE POINT COOK VIC 3030 | \$690,000 | 17-Dec-24 |
| 43 TERRENE TERRACE POINT COOK VIC 3030 | \$668,250 | 03-Dec-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: 12 February 2025



22 HALYCON STREET POINT COOK Sold Price **\$662,000** Sold Date **30-Nov-24**
VIC 3030

 3  2  2

Distance **0.57km**



21 FIRESIDE AVENUE POINT COOK Sold Price **\$690,000** Sold Date **17-Dec-24**
VIC 3030

 3  2  2

Distance **1.28km**



43 TERRENE TERRACE POINT Sold Price **\$668,250** Sold Date **03-Dec-24**
COOK VIC 3030

 3  2  2

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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