

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 GRAINGER CIRCUIT 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2021

to

31 Mar 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

2 GINGELLY CLOSE POINT COOK VIC 3030	\$1,000,000	23-Feb-22
2 CARDAMON CRESCENT POINT COOK VIC 3030	\$945,000	13-Dec-21
1 CARAWAY CRESCENT POINT COOK VIC 3030	\$980,000	23-Feb-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: 12 April 2022



**2 GINGELLY CLOSE POINT COOK
VIC 3030**

 4  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **23-Feb-22**

Distance **0.35km**



**2 CARDAMON CRESCENT POINT
COOK VIC 3030**

 4  2  2

Sold Price **\$945,000** Sold Date **13-Dec-21**

Distance **0.88km**



**1 CARAWAY CRESCENT POINT
COOK VIC 3030**

 4  2  2

Sold Price ^{RS} **\$980,000** Sold Date **23-Feb-22**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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