

## 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

52 LADYBIRD CRESCENT POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2023

to

30 Sep 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

7 VINE CLOSE POINT COOK VIC 3030	\$990,000	22-Sep-23
10 HYDRANGEA DRIVE POINT COOK VIC 3030	\$915,000	29-Jul-24
19 LADYBIRD CRESCENT POINT COOK VIC 3030	\$965,000	10-May-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: 04 October 2024



**7 VINE CLOSE POINT COOK VIC 3030**

 4  2  2

Sold Price **\$990,000** Sold Date **22-Sep-23**

Distance **0.09km**



**10 HYDRANGEA DRIVE POINT COOK VIC 3030**

 4  2  -

Sold Price **\$915,000** Sold Date **29-Jul-24**

Distance **0.19km**



**19 LADYBIRD CRESCENT POINT COOK VIC 3030**

 4  2  2

Sold Price **\$965,000** Sold Date **10-May-24**

Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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