

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

27 CONSTANTINE DRIVE 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

\$770,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2022

to

28 Feb 2023

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

14 TORRINGTON STREET POINT COOK VIC 3030	\$800,000	02-Nov-22
12 PARKWOOD TERRACE POINT COOK VIC 3030	\$811,000	15-Sep-22
23 CALYPSO CRESCENT POINT COOK VIC 3030	\$825,000	13-Nov-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: 09 March 2023



14 TORRINGTON STREET POINT COOK VIC 3030

 4  2  2

Sold Price

\$800,000

Sold Date **02-Nov-22**

Distance

0.45km


12 PARKWOOD TERRACE POINT COOK VIC 3030

 3  2  3

Sold Price

\$811,000

Sold Date **15-Sep-22**

Distance

0.59km


23 CALYPSO CRESCENT POINT COOK VIC 3030

 3  2  2

Sold Price

\$825,000

Sold Date **13-Nov-22**

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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