

## 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

12 ARABELLA CIRCUIT 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2022

to

31 May 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 7 MARTABAN CRESCENT POINT COOK VIC 3030   | \$770,000 | 09-May-23 |
| 3 SALTMARSH CRESCENT POINT COOK VIC 3030  | \$720,000 | 09-May-23 |
| 13 HUCKLEBERRY STREET POINT COOK VIC 3030 | \$710,000 | 02-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: 26 June 2023



**7 MARTABAN CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$770,000**

Sold Date **09-May-23**

Distance **0.27km**



**3 SALTMARSH CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **09-May-23**

Distance **0.31km**



**13 HUCKLEBERRY STREET POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$710,000**

Sold Date **02-May-23**

Distance **0.45km**



**40 MADDOCK STREET POINT  
COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date **02-Jun-23**

Distance **0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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