

## 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

32 TERRENE TERRACE 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

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2022

to

30 Nov 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 34 TERRENE TERRACE POINT COOK VIC 3030 | \$733,000 | 09-Dec-23 |
| 28 TERRENE TERRACE POINT COOK VIC 3030 | \$730,000 | 28-Jul-23 |
| 40 TERRENE TERRACE POINT COOK VIC 3030 | \$720,000 | 18-Jun-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: 18 December 2023



**34 TERRENE TERRACE POINT  
COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup>

**\$733,000**

Sold Date

**09-Dec-23**

Distance

**0.01km**



**28 TERRENE TERRACE POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$730,000**

Sold Date

**28-Jul-23**

Distance

**0.03km**



**40 TERRENE TERRACE POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$720,000**

Sold Date

**18-Jun-22**

Distance

**0.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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