

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

8 OSTEND CRESCENT 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2023

to

30 Apr 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

4 OSTEND CRESCENT POINT COOK VIC 3030	\$670,000	15-Apr-24
94 HAZE DRIVE POINT COOK VIC 3030	\$683,000	05-Dec-23
105 BONDI PARADE POINT COOK VIC 3030	\$705,000	06-Mar-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: 21 May 2024



4 OSTEND CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$670,000**

Sold Date

15-Apr-24

Distance

0.03km



94 HAZE DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

\$683,000

Sold Date

05-Dec-23

Distance

0.12km



105 BONDI PARADE POINT COOK VIC 3030

4 2 2

Sold Price

\$705,000

Sold Date

06-Mar-24

Distance

0.22km



6 DODSON DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

\$735,000

Sold Date

22-Dec-23

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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