

## 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

16 CASPIAN 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

\$890,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2023

to

31 Aug 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

104 EVESHAM DRIVE POINT COOK VIC 3030	\$970,000	15-Apr-24
39 GRAMERCY BOULEVARD POINT COOK VIC 3030	\$950,000	07-Jul-24
22 EVESHAM DRIVE POINT COOK VIC 3030	\$1,053,000	30-Aug-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: 12 September 2024



**104 EVESHAM DRIVE POINT COOK VIC 3030** Sold Price **\$970,000** Sold Date **15-Apr-24**

 4  2  2

Distance **1.14km**



**39 GRAMERCY BOULEVARD POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$950,000** Sold Date **07-Jul-24**

 4  2  2

Distance **1.13km**



**22 EVESHAM DRIVE POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$1,053,000** Sold Date **30-Aug-24**

 4  2  2

Distance **1.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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