

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

3 CLOUDY 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2023

to

30 Sep 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

2 MICHAEL PLACE POINT COOK VIC 3030	\$770,000	11-Apr-24
25 WHISPER BOULEVARD POINT COOK VIC 3030	\$770,000	07-May-24
21 HARDWICK ROAD POINT COOK VIC 3030	\$790,000	29-Jul-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: 03 October 2024



2 MICHAEL PLACE POINT COOK VIC 3030

3 2 2

Sold Price

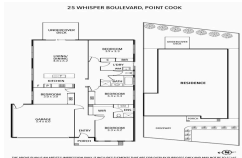
\$770,000

Sold Date

11-Apr-24

Distance

0.44km



25 WHISPER BOULEVARD POINT COOK VIC 3030

4 2 2

Sold Price

Sold Date

07-May-24

Distance

0.28km



21 HARDWICK ROAD POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$790,000**

Sold Date

29-Jul-24

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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