

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

4 NEPTUNE DRIVE 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

\$849,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2022

to

30 Jun 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

6 ANCHORAGE STREET POINT COOK VIC 3030	\$860,000	15-Feb-23
22 MOORGATE STREET POINT COOK VIC 3030	\$841,000	21-Jan-23
98 LANCASTER DRIVE POINT COOK VIC 3030	\$851,000	15-Feb-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: 08 July 2023



**6 ANCHORAGE STREET POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$860,000

Sold Date

15-Feb-23

Distance

0.76km



**22 MOORGATE STREET POINT
COOK VIC 3030**

 5  2  2

Sold Price

\$841,000

Sold Date

21-Jan-23

Distance

0.97km



**98 LANCASTER DRIVE POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$851,000

Sold Date

15-Feb-23

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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