

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

7 TANOVA 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

\$945,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 2025

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

100 MALIBU BOULEVARD POINT COOK VIC 3030	\$985,000	21-Dec-24
65 LADYBIRD CRESCENT POINT COOK VIC 3030	\$1,100,000	18-Dec-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.

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**100 MALIBU BOULEVARD POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$985,000

Sold Date

21-Dec-24

Distance

0km



**65 LADYBIRD CRESCENT POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$1,100,000

Sold Date

18-Dec-24

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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