

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 Moncrieff Parade Point Cook, 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,150,000 & \$1,250,000
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Median sale price

Median price	\$801,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	28-Sep-2022	to	27-Sep-2023	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1 GREENBANK WAY POINT COOK 461m2	\$1,245,000	23-Mar-2023
2	7 BALTIC CIRCUIT POINT COOK 538m2	\$1,270,000	31-May-2023
3	10 KIAH DRIVE POINT COOK 630m2	\$1,250,000	27-Mar-2023

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