

## 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

10 WHISTLER CRESCENT 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

\$800,000

&

\$880,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3 SABRE PLACE POINT COOK VIC 3030       | \$985,000 | 01-May-23 |
| 15 WASHINGTON PLACE POINT COOK VIC 3030 | \$935,000 | 10-May-23 |
| 140 THE STRAND POINT COOK VIC 3030      | \$842,000 | 08-Jul-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: 11 July 2023



### 3 SABRE PLACE POINT COOK VIC 3030

Sold Price

**\$985,000**

Sold Date

**01-May-23**

 5

 2

 2

Distance

**0.29km**



### 15 WASHINGTON PLACE POINT COOK VIC 3030

Sold Price

**\$935,000**

Sold Date

**10-May-23**

 5

 2

 2

Distance

**0.38km**



### 140 THE STRAND POINT COOK VIC 3030

Sold Price

<sup>RS</sup> **\$842,000**

Sold Date

**08-Jul-23**

 4

 2

 2

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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