

## 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

35 SANTANDER 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2022

to

31 Oct 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

15 HYACINTH PLACE POINT COOK VIC 3030	\$1,260,000	03-Nov-23
13 SAVERY COURT POINT COOK VIC 3030	\$1,335,000	17-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: 17 November 2023



**15 HYACINTH PLACE POINT COOK  
VIC 3030**

Sold Price <sup>RS</sup> **\$1,260,000** Sold Date **03-Nov-23**

4 2 2

Distance **0.99km**



**13 SAVERY COURT POINT COOK  
VIC 3030**

Sold Price **\$1,335,000** Sold Date **17-Jul-23**

5 3 2

Distance **1.68km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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