

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

40 MYSTIC GROVE 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

\$799,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2022

to

30 Nov 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

16 SHIRAZ CRESCENT POINT COOK VIC 3030	\$808,000	01-Nov-23
30 SURREY GROVE POINT COOK VIC 3030	\$870,000	17-Oct-23
223 SALTWATER PROMENADE POINT COOK VIC 3030	\$887,990	10-Nov-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 December 2023



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**16 SHIRAZ CRESCENT POINT
COOK VIC 3030**

3 2 2

Sold Price

^{RS} **\$808,000** Sold Date **01-Nov-23**

Distance **0.55km**



**30 SURREY GROVE POINT COOK
VIC 3030**

4 2 2

Sold Price

^{RS} **\$870,000** Sold Date **17-Oct-23**

Distance **0.61km**



**223 SALTWATER PROMENADE
POINT COOK VIC 3030**

4 2 2

Sold Price

^{RS} **\$887,990** Sold Date **10-Nov-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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