

## 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

45 MARTABAN CRESCENT POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$447,000

Property type

Land

Suburb

Point Cook

Period-from

01 Nov 2023

to

31 Oct 2024

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

96 MILES FRANKLIN BOULEVARD POINT COOK VIC 3030	\$820,000	20-Sep-24
11 BALANCHIN STREET POINT COOK VIC 3030	\$686,000	23-Apr-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.

This Statement of Information was prepared on: 15 November 2024

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## 96 MILES FRANKLIN BOULEVARD POINT COOK VIC 3030

Sold Price

**\$820,000**

Sold Date

**20-Sep-24**

 -  -  -

Distance

**1.62km**



## 11 BALANCHIN STREET POINT COOK VIC 3030

Sold Price

**\$686,000**

Sold Date

**23-Apr-24**

 4  5  -

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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