

## 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

4/4 FINDON COURT 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

\$595,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2021

to

30 Jun 2022

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

1 FRIAR PARK PLACE POINT COOK VIC 3030	\$645,000	17-Feb-22
1B GIBRALTER GARDENS POINT COOK VIC 3030	\$646,000	08-Mar-22
10 BUDDAKAN WALK POINT COOK VIC 3030	\$600,000	21-Feb-22

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: 18 July 2022



**1 FRIAR PARK PLACE POINT COOK VIC 3030** Sold Price **\$645,000** Sold Date **17-Feb-22**

 3  2  1

Distance **0.75km**



**1B GIBRALTER GARDENS POINT COOK VIC 3030** Sold Price **\$646,000** Sold Date **08-Mar-22**

 3  2  1

Distance **1.58km**



**10 BUDDAKAN WALK POINT COOK VIC 3030** Sold Price **\$600,000** Sold Date **21-Feb-22**

 3  3  2

Distance **1.97km**

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

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