

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

5 GREENBANK WAY 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

\$1,099,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$768,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2023

to

30 Nov 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

41 PILATUS CRESCENT POINT COOK VIC 3030	\$1,115,000	29-Aug-24
13 RIVINGTON ROAD POINT COOK VIC 3030	\$1,255,000	21-Aug-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: 21 December 2024



**41 PILATUS CRESCENT POINT
COOK VIC 3030**

 4  4  2

Sold Price **\$1,115,000** Sold Date **29-Aug-24**

Distance **0.9km**



**13 RIVINGTON ROAD POINT COOK
VIC 3030**

 4  3  2

Sold Price **\$1,255,000** Sold Date **21-Aug-24**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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