

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4 Tivoli Street Point Cook, 3030
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$670,000 & \$710,000
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### Median sale price

Median price	\$763,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	03-Nov-2022	to	02-Nov-2023	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	70 THE STRAND POINT COOK 437m2 1 bathroom	\$700,000	09-May-2023
2	15 JASPER STREET POINT COOK 425m2	\$680,000	17-Jun-2023
3	3 BURNLEY STREET POINT COOK 425m2	\$700,000	09-May-2023

This statement of information was prepared on 02-Nov-2023 at 5:22:47 PM EST