

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 Tarcoola Crescent, Point Cook Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,050,000

&

\$1,120,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Point Cook

Period - From

01/10/2023

to

30/09/2024

Source

REIV

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 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	48 Middle Park Dr POINT COOK 3030	\$1,140,000	20/09/2024
2	7 Sandhill Rise POINT COOK 3030	\$1,055,000	12/08/2024
3	130 Sanctuary Lakes South Blvd POINT COOK 3030	\$1,080,000	08/08/2024

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 six months.~~

This Statement of Information was prepared on:

18/10/2024 13:18



4 3 2

Property Type: House
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,120,000
Median House Price
Year ending September 2024: \$770,000

Comparable Properties



48 Middle Park Dr POINT COOK 3030 (REI) **Agent Comments**

4 3 2

Price: \$1,140,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 580 sqm approx



7 Sandhill Rise POINT COOK 3030 (REI) **Agent Comments**

4 3 2

Price: \$1,055,000
Method: Private Sale
Date: 12/08/2024
Property Type: House
Land Size: 644 sqm approx



130 Sanctuary Lakes South Blvd POINT COOK 3030 (REI) **Agent Comments**

4 2 2

Price: \$1,080,000
Method: Private Sale
Date: 08/08/2024
Property Type: House
Land Size: 669 sqm approx

Account - Gem Realty