

## 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

41 CASPIAN CIRCUIT 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

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2022

to

31 Jul 2023

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

2 CASPIAN CIRCUIT POINT COOK VIC 3030	\$735,000	22-May-22
27 SAN SEBASTIAN DRIVE POINT COOK VIC 3030	\$750,000	25-Feb-23

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 August 2023



**2 CASPIAN CIRCUIT POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$735,000**

Sold Date **22-May-22**

Distance **0.04km**



**27 SAN SEBASTIAN DRIVE POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$750,000**

Sold Date **25-Feb-23**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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