

STATEMENT OF INFORMATION

4 CRYSTAL COURT, POINT COOK, VIC 3030

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

4 CRYSTAL COURT, POINT COOK, VIC 3030

Indicative selling price

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

Price Range:

\$1,100,000 to \$1,180,000

Median sale price

Median price

\$767,000

Property type

House

Suburb

POINT COOK

Period

01 October 2021 to 30 September 2022

Source

pricefinder

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

27 MIDDLE PARK DR, POINT COOK, VIC 3030	\$1,100,000	03/10/2022
14 MONTEREY BAY DR, POINT COOK, VIC 3030	*\$1,200,000	17/12/2022
80 LAKESIDE DR, POINT COOK, VIC 3030	\$1,170,000	26/08/2022

This Statement of Information was prepared on:

27/12/2022