

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

17/39 ASTLEY CRESCENT 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

or range
between

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jun 2023

to

31 May 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

8 TANNER MEWS POINT COOK VIC 3030	\$600,000	30-Jan-24
1/3 PONSFORD DRIVE POINT COOK VIC 3030	\$618,000	07-Feb-24
43 DARGY AMBLE POINT COOK VIC 3030	\$618,000	23-Feb-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: 17 June 2024



8 TANNER MEWS POINT COOK VIC 3030 Sold Price **\$600,000** Sold Date **30-Jan-24**

3 2 1

Distance **0.09km**



1/3 PONSFORD DRIVE POINT COOK VIC 3030 Sold Price **\$618,000** Sold Date **07-Feb-24**

3 2 1

Distance **0.55km**



43 DARGY AMBLE POINT COOK VIC 3030 Sold Price Sold Date **23-Feb-24**

3 2 2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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