

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

5 GREENBANK WAY 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2024

to

28 Feb 2025

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

55 CAMPASPE WAY POINT COOK VIC 3030	\$1,168,000	16-Dec-24
28 ROOSEVELT WAY POINT COOK VIC 3030	\$1,275,000	02-Dec-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: 24 March 2025



**55 CAMPASPE WAY POINT COOK
VIC 3030**

4 2 2

Sold Price

\$1,168,000

Sold Date

16-Dec-24

Distance

0.45km



**28 ROOSEVELT WAY POINT COOK
VIC 3030**

4 2 2

Sold Price

\$1,275,000

Sold Date

02-Dec-24

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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