

## 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

23 EMILY CRESCENT POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2022

to

31 May 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

4 DEXTER GROVE POINT COOK VIC 3030	\$685,000	11-May-23
9 BEVAN COURT POINT COOK VIC 3030	\$720,000	01-Feb-23
248 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$690,000	04-Apr-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 June 2023



**4 DEXTER GROVE POINT COOK  
VIC 3030**

3 2 2

Sold Price **\$685,000** Sold Date **11-May-23**

Distance **1.93km**



**9 BEVAN COURT POINT COOK VIC  
3030**

3 2 2

Sold Price **\$720,000** Sold Date **01-Feb-23**

Distance **1.97km**



**248 BOARDWALK BOULEVARD  
POINT COOK VIC 3030**

3 2 2

Sold Price **\$690,000** Sold Date **04-Apr-23**

Distance **2.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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