

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	35 Bensonhurst Parade Point Cook, 3030
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Indicative selling price

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

Range between	\$950,000 & \$1,020,000
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Median sale price

Median price	\$778,500	Property Type	HOUSE	Suburb	POINT COOK
Period - From	01-Feb-2023	to	31-Jan-2024	Source	REA

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
1	57 Pennsylvania Crescent Point Cook VIC 3030	\$1,081,000	27-Nov-2023
2	63 Millpond Drive Point Cook VIC 3030	\$1,035,000	10-Oct-2023
3	18 Winterberry Road Point Cook VIC 3030	\$970,000	01-Dec-2023

This statement of information was prepared on 11-May-2024 at 4:53:26 PM EST