

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

4 CROTONA 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

or range
between

\$650,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,277

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2024

to

31 Mar 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

43 WALDORF AVENUE POINT COOK VIC 3030	\$650,000	26-Mar-25
40 JEAN STREET POINT COOK VIC 3030	\$730,000	11-Jan-25

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: 29 April 2025



**43 WALDORF AVENUE POINT
COOK VIC 3030**

 3  2  1

Sold Price

^{RS} **\$650,000** Sold Date **26-Mar-25**

Distance **0.12km**



**40 JEAN STREET POINT COOK VIC
3030**

 3  2  2

Sold Price

\$730,000 Sold Date **11-Jan-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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