

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 JASPER STREET 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

\$1,045,000

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 Feb 2024

to

31 Jan 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

6 WINTON GRANGE POINT COOK VIC 3030	\$1,082,000	21-Dec-24
114 AMBASSADOR CRESCENT POINT COOK VIC 3030	\$1,095,000	10-Feb-25
6 SAN DOMINO AVENUE POINT COOK VIC 3030	\$1,055,000	07-Sep-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: 26 February 2025



6 WINTON GRANGE POINT COOK VIC 3030

4 2 2

Sold Price ^{RS} **\$1,082,000** Sold Date **21-Dec-24**

Distance **1.86km**



114 AMBASSADOR CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price ^{RS} **\$1,095,000** ^{UN} Sold Date **10-Feb-25**

Distance **2.8km**



6 SAN DOMINO AVENUE POINT COOK VIC 3030

4 2 2

Sold Price **\$1,055,000** Sold Date **07-Sep-24**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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