

# 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

4 Saltmarsh Crescent Point Cook, 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$670,000.00 & \$680,000.00

## Median sale price

Median price \$725,000.00 Property Type HOUSE Suburb POINT COOK

Period - From 01-Sep-2020 to 31-Aug-2021 Source Realestate.com.au

## 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 | 18 Solo Street Point Cook      | \$680,000.00 | 18-Aug-2021  |
| 2 | 7 Suva Street Point Cook       | \$715,000.00 | 23-Jun-2021  |
| 3 | 10 Arabella Circuit Point Cook | \$710,000.00 | 21-Sep-2021  |

This statement of information was prepared on 09-Dec-2021 at 12:25:21 PM EST