

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

17/39 ASTLEY CRESCENT 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

\$599,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Point Cook

Period-from

01 Apr 2023

to

31 Mar 2024

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

8 TANNER MEWS POINT COOK VIC 3030	\$600,000	30-Jan-24
5 ARCHIBALD CHASE POINT COOK VIC 3030	\$600,000	27-Nov-23
2/24 SIDNEY NOLAN WALK POINT COOK VIC 3030	\$600,000	11-Dec-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: 10 April 2024



8 TANNER MEWS POINT COOK VIC 3030 Sold Price **\$600,000** Sold Date **30-Jan-24**

3 2 1

Distance **0.09km**



5 ARCHIBALD CHASE POINT COOK VIC 3030 Sold Price Sold Date **27-Nov-23**

3 2 2

Distance **0.2km**



2/24 SIDNEY NOLAN WALK POINT COOK VIC 3030 Sold Price Sold Date **11-Dec-23**

3 2 2

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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