

## 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

3 ARIS LINK POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$720,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2022

to

31 Oct 2023

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 SANTORINI CRESCENT POINT COOK VIC 3030	\$720,000	13-Jun-23
41 CASPIAN CIRCUIT POINT COOK VIC 3030	\$705,000	15-Sep-23
11 FLAGSTAFF CRESCENT POINT COOK VIC 3030	\$710,000	15-Sep-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: 06 November 2023



**8 SANTORINI CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$720,000** Sold Date **13-Jun-23**

Distance **0.17km**



**41 CASPIAN CIRCUIT POINT COOK  
VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$705,000** Sold Date **15-Sep-23**

Distance **0.65km**



**11 FLAGSTAFF CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$710,000** Sold Date **15-Sep-23**

Distance **1.53km**

RS = Recent sale      UN = Undisclosed Sale

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