

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 DEVOE ROAD 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,750

Property type

House

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

6 BRINKERHOFF CRESCENT POINT COOK VIC 3030	\$749,900	13-Feb-24
3 CRESTON STREET POINT COOK VIC 3030	\$770,000	07-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: 09 April 2024



6 BRINKERHOFF CRESCENT POINT Sold Price **\$749,900** Sold Date **13-Feb-24**
COOK VIC 3030

 4  2  2

Distance **0.06km**



3 CRESTON STREET POINT COOK Sold Price **\$770,000** Sold Date **07-Sep-23**
VIC 3030

 4  2  2

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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