

## 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

35 LISPENARD CIRCUIT 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

or range  
between

\$619,000

&

\$679,000

### 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
24 GERSHWIN CRESCENT POINT COOK VIC 3030	\$720,000	28-Feb-24
70 VILLIERS DRIVE POINT COOK VIC 3030	\$720,000	10-Oct-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 **0.42km**



**24 GERSHWIN CRESCENT POINT** Sold Price <sup>RS</sup> **\$720,000** Sold Date **28-Feb-24**  
**COOK VIC 3030**

 4  2  2

Distance **0.59km**



**70 VILLIERS DRIVE POINT COOK** Sold Price **\$720,000** Sold Date **10-Oct-23**  
**VIC 3030**

 4  2  2

Distance **0.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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