

## 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

38 GRASSBIRD DRIVE 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2023

to

31 Dec 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

26 HALYCON STREET POINT COOK VIC 3030	\$749,990	02-Aug-23
13 SEAMOUNT WAY POINT COOK VIC 3030	\$750,000	22-Aug-23
127 FEATHERBROOK DRIVE POINT COOK VIC 3030	\$738,000	25-Nov-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: 16 January 2024



**26 HALYCON STREET POINT COOK** Sold Price **\$749,990** Sold Date **02-Aug-23**  
**VIC 3030**

 4  2  2

Distance **0.16km**



**13 SEAMOUNT WAY POINT COOK** Sold Price **\$750,000** Sold Date **22-Aug-23**  
**VIC 3030**

 4  2  2

Distance **0.35km**



**127 FEATHERBROOK DRIVE POINT COOK** Sold Price **\$738,000** Sold Date **25-Nov-23**  
**VIC 3030**

 4  2  -

Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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