

## 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

5 PERSHING WAY 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

\$720,000

&

\$760,000

### 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

|  |           |           |
|--|-----------|-----------|
| 8 HORACE STREET POINT COOK VIC 3030        | \$738,888 | 02-Nov-23 |
| 6 BRINKERHOFF CRESCENT POINT COOK VIC 3030 | \$749,900 | 13-Feb-24 |
| 24 GERSHWIN CRESCENT POINT COOK VIC 3030   | \$720,000 | 28-Feb-24 |

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: 17 April 2024



**8 HORACE STREET POINT COOK  
VIC 3030**

4 2 2

Sold Price

**\$738,888**

Sold Date **02-Nov-23**

Distance **0.26km**



**6 BRINKERHOFF CRESCENT POINT  
COOK VIC 3030**

4 2 2

Sold Price

**\$749,900**

Sold Date **13-Feb-24**

Distance **0.45km**



**24 GERSHWIN CRESCENT POINT  
COOK VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **28-Feb-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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