

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 VANGUARD CRESCENT 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

\$830,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

1 TEREK COURT POINT COOK VIC 3030	\$845,000	22-Nov-23
7 BANILLA CLOSE POINT COOK VIC 3030	\$850,000	23-Feb-24
22 VACATION WAY POINT COOK VIC 3030	\$830,000	12-Mar-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: 15 March 2024

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**1 TEREK COURT POINT COOK VIC 3030**

4 2 2

Sold Price

\$845,000Sold Date **22-Nov-23**Distance **0.81km****7 BANILLA CLOSE POINT COOK VIC 3030**

4 2 2

Sold Price

^{RS}\$850,000^{UN}Sold Date **23-Feb-24**Distance **0.88km****22 VACATION WAY POINT COOK VIC 3030**

3 2 2

Sold Price

^{RS}\$830,000Sold Date **12-Mar-24**Distance **0.61km****RS** = Recent sale**UN** = Undisclosed Sale

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