

## 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

51 LAFAYETTE CRESCENT 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

\$850,000

&

\$890,000

### 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

5 REEVES STREET POINT COOK VIC 3030	850000	05-Apr-24
14 CALVERT PLACE POINT COOK VIC 3030	855000	23-Mar-24
41 AMBASSADOR CRESCENT POINT COOK VIC 3030	910000	08-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: 22 April 2024



**5 REEVES STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **850000** Sold Date **05-Apr-24**

Distance -



**14 CALVERT PLACE POINT COOK  
VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **855000** Sold Date **23-Mar-24**

Distance **0.28km**



**41 AMBASSADOR CRESCENT  
POINT COOK VIC 3030**

 4  3  2

Sold Price

**910000** Sold Date **08-Feb-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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