

## 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

7 SARSPARILLA 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

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2022

to

31 Aug 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

|   |           |           |
|---|-----------|-----------|
| 24 MESSINA CRESCENT POINT COOK VIC 3030 | \$900,000 | 17-May-23 |
| 12 MESSINA CRESCENT POINT COOK VIC 3030 | \$931,000 | 11-May-23 |
| 43 DUNKIRK DRIVE POINT COOK VIC 3030    | \$980,888 | 09-Aug-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: 05 September 2023

**24 MESSINA CRESCENT POINT  
COOK VIC 3030**

4 2 2

Sold Price **\$900,000** Sold Date **17-May-23**Distance **0.25km****12 MESSINA CRESCENT POINT  
COOK VIC 3030**

4 2 2

Sold Price **\$931,000** Sold Date **11-May-23**Distance **0.26km****43 DUNKIRK DRIVE POINT COOK  
VIC 3030**

4 2 2

Sold Price <sup>RS</sup> **\$980,888** <sup>UN</sup> Sold Date **09-Aug-23**Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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