

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

8 OSTEND 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

\$790,000

&

\$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

8 ANDAMAN PLACE POINT COOK VIC 3030	\$821,500	17-Feb-24
15 WYLIE WAY POINT COOK VIC 3030	\$780,500	29-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: 18 March 2024



**8 ANDAMAN PLACE POINT COOK
VIC 3030**

 4  2  2

Sold Price

^{RS} **\$821,500**

Sold Date **17-Feb-24**

Distance **4.65km**



**15 WYLIE WAY POINT COOK VIC
3030**

 4  2  -

Sold Price

^{RS} **\$780,500**

Sold Date **29-Feb-24**

Distance **4.57km**



**22 VACATION WAY POINT COOK
VIC 3030**

 3  2  2

Sold Price

^{RS} **\$830,000**

Sold Date **12-Mar-24**

Distance **2.6km**

RS = Recent sale

UN = Undisclosed Sale

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