

## 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

16 MASLIN WALK 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$766,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2021

to

31 Oct 2022

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

|   |           |           |
|---|-----------|-----------|
| 11 BEACHSIDE CRESCENT POINT COOK VIC 3030 | \$635,000 | 22-Jun-22 |
| 31 WAVES DRIVE POINT COOK VIC 3030        | \$640,000 | 23-Aug-22 |
|   |           |           |

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: 28 November 2022



**11 BEACHSIDE CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$635,000**

Sold Date

**22-Jun-22**

Distance

**0.22km**



**31 WAVES DRIVE POINT COOK VIC  
3030**

 4  2  2

Sold Price

**\$640,000**

Sold Date

**23-Aug-22**

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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