

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

3 RAMSON WAY 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2022

to

31 Jul 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 |
| 1 FAIRBRIDGE ROAD POINT COOK VIC 3030 | \$855,000 | 31-May-23 |
| 30 SANTORINI CRESCENT POINT COOK VIC 3030 | \$870,000 | 14-Jun-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: 08 August 2023


**24 MESSINA CRESCENT POINT
COOK VIC 3030**
 4
  2
  2

Sold Price

\$900,000

Sold Date

17-May-23

Distance

0.18km
**1 FAIRBRIDGE ROAD POINT COOK
VIC 3030**
 4
  2
  2

Sold Price

\$855,000

Sold Date

31-May-23

Distance

1.03km
**30 SANTORINI CRESCENT POINT
COOK VIC 3030**
 4
  2
  2

Sold Price

\$870,000

Sold Date

14-Jun-23

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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