

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

2 REGULUS 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

\$845,000

&

\$905,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2023

to

31 Dec 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

29 ALVERTON DRIVE POINT COOK VIC 3030	\$1,050,000	28-Aug-23
22 CALYPSO CRESCENT POINT COOK VIC 3030	\$870,000	29-May-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.

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29 ALVERTON DRIVE POINT COOK VIC 3030 Sold Price **\$1,050,000** Sold Date **28-Aug-23**

4 2 2

Distance **0.25km**



22 CALYPSO CRESCENT POINT COOK VIC 3030 Sold Price **\$870,000** Sold Date **29-May-23**

4 2 2

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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