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	4 FAIRWATER DRIVE 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	$660,000	&	$690,000

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
3 SALTMARSH CRESCENT POINT COOK VIC 3030	$720,000	09-May-23
116 GRASSBIRD DRIVE POINT COOK VIC 3030	$668,000	13-Mar-23
102 GRASSBIRD DRIVE POINT COOK VIC 3030	$655,000	29-Apr-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: 22 August 2023

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3 SALTMARSH CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price **$720,000** Sold Date **09-May-23**

Distance **0.07km**

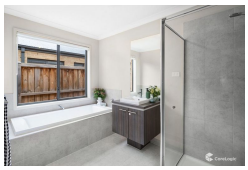


116 GRASSBIRD DRIVE POINT COOK VIC 3030

4 2 2

Sold Price **$668,000** Sold Date **13-Mar-23**

Distance **0.07km**



102 GRASSBIRD DRIVE POINT COOK VIC 3030

4 2 2

Sold Price **$655,000** Sold Date **29-Apr-23**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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