

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

33/39 Astley 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

\$459,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Apr 2020

to

31 Mar 2021

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

43/39 Astley Crescent Point Cook VIC 3030	\$455,000	08-Feb-21
15/47 Waterhaven Boulevard Point Cook VIC 3030	\$480,000	27-Jan-21

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: 14 April 2021



43/39 Astley Crescent Point Cook VIC 3030

 3
  2
  1

Sold Price

^{RS}
\$455,000

Sold Date

08-Feb-21

Distance

0.03km


15/47 Waterhaven Boulevard Point Cook VIC 3030

 3
  2
  1

Sold Price

\$480,000

Sold Date

27-Jan-21

Distance

1.55km
RS = Recent sale

UN = Undisclosed Sale

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