

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

8 BRENTLEY CLOSE 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

\$895,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

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

1 BRAMPTON CLOSE POINT COOK VIC 3030	\$940,000	05-Sep-22
9 DOMAIN PLACE POINT COOK VIC 3030	\$950,000	24-Jul-22
43 JUNIPER AVENUE POINT COOK VIC 3030	\$905,000	19-May-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: 14 November 2022


**1 BRAMPTON CLOSE POINT COOK
VIC 3030**

Sold Price

\$940,000

Sold Date

05-Sep-22


4



2



2

Distance

0.09km

**9 DOMAIN PLACE POINT COOK
VIC 3030**

Sold Price

\$950,000

Sold Date

24-Jul-22


4



2



3

Distance

0.23km

**43 JUNIPER AVENUE POINT COOK
VIC 3030**

Sold Price

\$905,000

Sold Date

19-May-22


4



2



2

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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