

## 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 JEAN STREET POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2024

to

31 Mar 2025

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

5 BRINKERHOFF CRESCENT POINT COOK VIC 3030	\$710,000	12-Nov-24
18 AESOP STREET POINT COOK VIC 3030	\$680,000	19-Jan-25
21 CAPODANNO STREET POINT COOK VIC 3030	\$710,000	10-Nov-24

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: 03 April 2025



## 5 BRINKERHOFF CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price

**\$710,000**

Sold Date

**12-Nov-24**

Distance

**0.76km**



## 18 AESOP STREET POINT COOK VIC 3030

4 2 2

Sold Price

**\$680,000**

Sold Date

**19-Jan-25**

Distance

**0.89km**



## 21 CAPODANNO STREET POINT COOK VIC 3030

4 2 2

Sold Price

**\$710,000**

Sold Date

**10-Nov-24**

Distance

**1.03km**



## 41 FLATBUSH AVENUE POINT COOK VIC 3030

4 2 2

Sold Price

<sup>RS</sup> **\$708,000**

Sold Date

**28-Feb-25**

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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