



STATEMENT OF INFORMATION

37 PAYSON DRIVE, POINT COOK, VIC 3030

PREPARED BY GOLD 4LIFE, 31 LA TROBE STREET MELBOURNE

STATEMENT OF INFORMATION

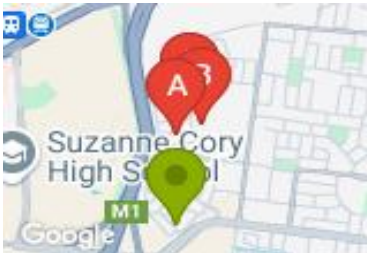
Section 47AF of the Estate Agents Act 1980

**37 PAYSON DRIVE, POINT COOK, VIC 3030**  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$967,000 to \$1,064,000**

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

01 July 2023 to 30 June 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**15 CAPODANNO ST, POINT COOK, VIC 3030** 4  3  2

Sale Price

\$1,091,000

Sale Date: 17/01/2024

Distance from Property: 648m

**57 PENNSYLVANIA CRES, POINT COOK, VIC** 4  2  2

Sale Price

\$1,081,000

Sale Date: 27/11/2023

Distance from Property: 740m

**35 BENSONHURST PDE, POINT COOK, VIC** 4  2  2

Sale Price

\$980,000

Sale Date: 05/04/2024

Distance from Property: 845m



This report has been compiled on 18/09/2024 by GOLD 4LIFE. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

37 PAYSON DRIVE, POINT COOK, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$967,000 to \$1,064,000

Median sale price

Median price

Property type

House

Suburb

POINT COOK

Period

01 July 2023 to 30 June 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

15 CAPODANNO ST, POINT COOK, VIC 3030	\$1,091,000	17/01/2024
57 PENNSYLVANIA CRES, POINT COOK, VIC 3030	\$1,081,000	27/11/2023
35 BENSONHURST PDE, POINT COOK, VIC 3030	\$980,000	05/04/2024

This Statement of Information was prepared on:

18/09/2024