

# 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

42 HALF MOON TERRACE POINT COOK VIC 3030

### Indicative selling price

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

~~Single Price~~

or range  
between

\$785,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2023

to

30 Jun 2024

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

19 TIMES SQUARE POINT COOK VIC 3030	\$785,000	19-Jan-24
16 HALF MOON TERRACE POINT COOK VIC 3030	\$820,000	24-Apr-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: 16 July 2024



19 TIMES SQUARE POINT COOK  
VIC 3030

 3  2  2

Sold Price

\$785,000

Sold Date

19-Jan-24

Distance

0.47km



16 HALF MOON TERRACE POINT  
COOK VIC 3030

 3  2  2

Sold Price

\$820,000

Sold Date

24-Apr-24

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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