

## 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

2 FLAGSHIP WAY 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

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$541,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Sep 2021

to

31 Aug 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 12 FARMERS WAY POINT COOK VIC 3030       | \$580,000 | 27-Mar-21 |
| 30 FLAGSHIP WAY POINT COOK VIC 3030      | \$550,000 | 21-May-22 |
| 63 SEAGRASS CRESCENT POINT COOK VIC 3030 | \$580,000 | 04-Apr-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: 19 September 2022


**12 FARMERS WAY POINT COOK  
VIC 3030**
 3  2  2

Sold Price

**\$580,000**

Sold Date

**27-Mar-21**

Distance

**0.06km**

**30 FLAGSHIP WAY POINT COOK  
VIC 3030**
 3  2  2

Sold Price

**\$550,000**

Sold Date

**21-May-22**

Distance

**0.08km**

**63 SEAGRASS CRESCENT POINT  
COOK VIC 3030**
 3  2  2

Sold Price

**\$580,000**

Sold Date

**04-Apr-22**

Distance

**0.11km**

**62 UMBRELLA WAY POINT COOK  
VIC 3030**
 4  2  2

Sold Price

**\$600,000**

Sold Date

**03-May-22**

Distance

**0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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