

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 MONTEREY BAY DRIVE 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

\$1,050,000

&

\$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2021

to

30 Jun 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 LINCOLN PARK CLOSE POINT COOK VIC 3030	\$1,140,000	27-Jan-22
187 SANCTUARY LAKES SOUTH BOULEVARD POINT COOK VIC 3030	\$1,210,000	24-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: 05 July 2022



**12 LINCOLN PARK CLOSE POINT
COOK VIC 3030**

4 2 2

Sold Price **\$1,140,000** Sold Date **27-Jan-22**

Distance **0.74km**



**187 SANCTUARY LAKES SOUTH
BOULEVARD POINT COOK VIC
3030**

4 2 2

Sold Price ^{RS} **\$1,210,000** Sold Date **24-May-22**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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