

## 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

241 SALTWATER PROMENADE 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

\$795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$766,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2021

to

31 Oct 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3 BLUFFVIEW TERRACE POINT COOK VIC 3030 | \$750,000 | 31-Aug-22 |
| 8 BRIMBLE STREET POINT COOK VIC 3030    | \$763,000 | 14-Oct-22 |
| 18 ORPHEUS STREET POINT COOK VIC 3030   | \$877,500 | 15-Nov-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: 22 November 2022



**3 BLUFFVIEW TERRACE POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$750,000** Sold Date **31-Aug-22**

Distance **0.64km**



**8 BRIMBLE STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price **\$763,000** Sold Date **14-Oct-22**

Distance **0.28km**



**18 ORPHEUS STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$877,500** Sold Date **15-Nov-22**

Distance **1.51km**



**14 TORRINGTON STREET POINT  
COOK VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$800,000** Sold Date **04-Nov-22**

Distance **2.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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