

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

3 BROADBEACH CIRCUIT 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2023

to

30 Sep 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

4/1-9 EAGLEVIEW PLACE POINT COOK VIC 3030	\$715,000	30-Apr-24
47 BROADBEACH CIRCUIT POINT COOK VIC 3030	\$660,000	25-Jul-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: 31 October 2024



**4/1-9 EAGLEVIEW PLACE POINT
COOK VIC 3030**

3 2 2

Sold Price

\$715,000

Sold Date **30-Apr-24**

Distance

0.78km



**47 BROADBEACH CIRCUIT POINT
COOK VIC 3030**

3 2 2

Sold Price

\$660,000

Sold Date **25-Jul-24**

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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