

## 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

14 PEROOMBA DRIVE 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2023

to

31 Jul 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 STATESMAN WAY POINT COOK VIC 3030	\$765,000	19-Mar-24
21 WAVES DRIVE POINT COOK VIC 3030	\$760,000	13-Feb-24
12 CELEBRATION DRIVE POINT COOK VIC 3030	\$740,000	22-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: 01 August 2024



## 4 STATESMAN WAY POINT COOK VIC 3030

4 2 2

Sold Price

**\$765,000**

Sold Date

**19-Mar-24**

Distance

**0.62km**



## 21 WAVES DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

**\$760,000**

Sold Date

**13-Feb-24**

Distance

**0.98km**



## 12 CELEBRATION DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**22-Jul-24**

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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