

## 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

123A LENNON BOULEVARD 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

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2023

to

31 Oct 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

57 HEMSLEY PROMENADE POINT COOK VIC 3030	\$925,000	31-Aug-24
16 CASPIAN CIRCUIT POINT COOK VIC 3030	\$890,000	19-Sep-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: 15 November 2024

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**57 HEMSLEY PROMENADE POINT  
COOK VIC 3030**

 5  2  3

Sold Price

**\$925,000**

Sold Date

**31-Aug-24**

Distance

**0.21km**



**16 CASPIAN CIRCUIT POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$890,000**

Sold Date

**19-Sep-24**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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