

## 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

46 LINCOLNHEATH BOULEVARD POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,750

Property type

House

Suburb

Point Cook

Period-from

01 May 2023

to

30 Apr 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

1 PORTMANS LANE POINT COOK VIC 3030	\$770,000	17-Mar-24
59 TERRENE TERRACE POINT COOK VIC 3030	\$738,000	19-Jan-24
9 KITTYHAWK ROAD POINT COOK VIC 3030	\$810,000	28-Nov-23

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: 03 May 2024



**1 PORTMANS LANE POINT COOK  
VIC 3030**

Sold Price

<sup>RS</sup>

**\$770,000**

Sold Date

**17-Mar-24**



4



2



2

Distance

**1.19km**



**59 TERRENE TERRACE POINT  
COOK VIC 3030**

Sold Price

**\$738,000**

Sold Date

**19-Jan-24**



4



2



2

Distance

**1.19km**



**9 KITTYHAWK ROAD POINT COOK  
VIC 3030**

Sold Price

**\$810,000**

Sold Date

**28-Nov-23**



4



2



2

Distance

**1.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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