

## 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

12 SEACOAST STREET 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2024

to

31 Dec 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

5 SORRENBERG STREET POINT COOK VIC 3030	\$640,000	06-Jan-25
114 BONDI PARADE POINT COOK VIC 3030	\$650,000	15-Oct-24
11 HAYWARD STREET POINT COOK VIC 3030	\$703,000	17-Nov-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: 14 January 2025

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**5 SORRENBERG STREET POINT  
 COOK VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$640,000** <sup>UN</sup> Sold Date **06-Jan-25**

Distance **0.3km**

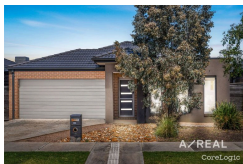


**114 BONDI PARADE POINT COOK  
 VIC 3030**

 4  2  2

Sold Price **\$650,000** Sold Date **15-Oct-24**

Distance **1.41km**



**11 HAYWARD STREET POINT COOK  
 VIC 3030**

 4  2  2

Sold Price **\$703,000** Sold Date **17-Nov-24**

Distance **1.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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