

## 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

191 SALTWATER PROMENADE 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

\$555,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 2025

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

29 DENMAN DRIVE POINT COOK VIC 3030	\$785,000	05-Feb-25
7 BEATRIX STREET POINT COOK VIC 3030	\$750,000	12-Dec-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 February 2025

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**29 DENMAN DRIVE POINT COOK  
VIC 3030**

4 2 2

Sold Price

<sup>RS</sup>

**\$785,000**

Sold Date

**05-Feb-25**

Distance

**1.11km**



**7 BEATRIX STREET POINT COOK  
VIC 3030**

4 2 2

Sold Price

**\$750,000**

Sold Date

**12-Dec-24**

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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