

# 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

199 Sanctuary Lakes South Boulevard, Point Cook Vic 3030
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,200,000
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 & 

\$1,280,000
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### Median sale price

Median price 

\$770,000
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 Property Type 

House
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 Suburb 

Point Cook
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Period - From 

01/10/2023
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 to 

30/09/2024
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 Source 

REIV
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### 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 six 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	14 Cremorne St POINT COOK 3030	\$1,200,000	06/11/2024
2	223 Sanctuary Lakes South Blvd POINT COOK 3030	\$1,358,000	21/10/2024
3	38 Monterey Bay Dr POINT COOK 3030	\$1,270,000	21/10/2024

**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 six months.~~

This Statement of Information was prepared on: 

03/12/2024 12:21
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4   
 3   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,280,000

**Median House Price**

Year ending September 2024: \$770,000

## Comparable Properties



**14 Cremorne St POINT COOK 3030 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 06/11/2024

**Property Type:** House (Res)

**Land Size:** 704 sqm approx



**223 Sanctuary Lakes South Blvd POINT COOK 3030 (VG)**

Agent Comments

4   
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**Price:** \$1,358,000

**Method:** Sale

**Date:** 21/10/2024

**Property Type:** House (Res)

**Land Size:** 614 sqm approx



**38 Monterey Bay Dr POINT COOK 3030 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 21/10/2024

**Property Type:** House

**Land Size:** 623 sqm approx

Account - Gem Realty



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