

## 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

325 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2021

to

31 Jul 2022

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 52 YACHT ROAD POINT COOK VIC 3030      | \$1,103,000 | 02-Mar-22 |
| 1 BAYRISE ROAD POINT COOK VIC 3030     | \$1,018,000 | 22-Jun-22 |
| 19 COASTWATCH ROAD POINT COOK VIC 3030 | \$1,069,000 | 01-Apr-22 |

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: 30 August 2022



**52 YACHT ROAD POINT COOK VIC 3030**

Sold Price

**\$1,103,000**

Sold Date

**02-Mar-22**

 4  2  2

Distance

**0.19km**



**1 BAYRISE ROAD POINT COOK VIC 3030**

Sold Price

**\$1,018,000**

Sold Date

**22-Jun-22**

 4  2  2

Distance

**0.11km**



**19 COASTWATCH ROAD POINT COOK VIC 3030**

Sold Price

**\$1,069,000**

Sold Date

**01-Apr-22**

 4  2  2

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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