

## 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

16 GRAMERCY 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

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2023

to

31 Jan 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

4 BARDINI STREET POINT COOK VIC 3030	\$1,500,000	16-Nov-23
49 ATLANTIS DRIVE POINT COOK VIC 3030	\$1,580,000	18-Aug-23
64 ATLANTIS DRIVE POINT COOK VIC 3030	\$1,688,888	31-May-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: 01 February 2024


**4 BARDINI STREET POINT COOK  
VIC 3030**

Sold Price

<sup>RS</sup>
**\$1,500,000**

Sold Date

**16-Nov-23**


6



6



2

Distance

**0.2km**

**49 ATLANTIS DRIVE POINT COOK  
VIC 3030**

Sold Price

**\$1,580,000**

Sold Date

**18-Aug-23**


5



5



2

Distance

**1.19km**

**64 ATLANTIS DRIVE POINT COOK  
VIC 3030**

Sold Price

**\$1,688,888**

Sold Date

**31-May-23**


6



4



3

Distance

**1.26km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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