

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

32 ENDURANCE WAY POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,750

Property type

House

Suburb

Point Cook

Period-from

01 May 2023

to

30 Apr 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

13 TROPIC CIRCUIT POINT COOK VIC 3030	\$742,000	02-Nov-23
34 TERRENE TERRACE POINT COOK VIC 3030	\$733,000	09-Dec-23
14 TROPIC CIRCUIT POINT COOK VIC 3030	\$723,000	06-Apr-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: 01 May 2024



13 TROPIC CIRCUIT POINT COOK VIC 3030

Sold Price

\$742,000

Sold Date

02-Nov-23



3



2



2

Distance

1.18km



34 TERRENE TERRACE POINT COOK VIC 3030

Sold Price

\$733,000

Sold Date

09-Dec-23



4



2



2

Distance

1.44km



14 TROPIC CIRCUIT POINT COOK VIC 3030

Sold Price

^{RS} **\$723,000**

Sold Date

06-Apr-24



4



2



2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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