

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

2/84 LAKESIDE DRIVE 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

\$740,000

&

\$760,000

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

62 GREG NORMAN DRIVE POINT COOK VIC 3030	\$725,000	15-Oct-24
2/93 SANCTUARY LAKES SOUTH BOULEVARD POINT COOK VIC 3030	\$815,000	26-Sep-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: 18 February 2025

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**62 GREG NORMAN DRIVE POINT
COOK VIC 3030**

 3  2  2

Sold Price

\$725,000

Sold Date

15-Oct-24

Distance

0.43km



**2/93 SANCTUARY LAKES SOUTH
BOULEVARD POINT COOK VIC
3030**

 3  2  2

Sold Price

\$815,000

Sold Date

26-Sep-24

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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