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

Period-from

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					

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

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.

to

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

Source



Corelogic

consumer.vic.gov.au

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Distance

1.29km

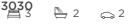
Kevin Sun

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TE I	62 GREG NORMAN DRIVE POINT COOK VIC 3030	Sold Price	\$725,000	Sold Date	15-Oct-24
	酉3 №2 ⇔2			Distance	0.43km
BarryPlant	2/93 SANCTUARY LAKES SOUTH BOULEVARD POINT COOK VIC	Sold Price	\$815,000	Sold Date	26-Sep-24



RS = Recent sale

UN = Undisclosed Sale

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