

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

3 FLOAT PLACE 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

16 HALYCON STREET POINT COOK VIC 3030	\$1,150,000	21-Jul-24
22 APPLEBOX CIRCUIT POINT COOK VIC 3030	\$1,165,000	22-Sep-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: 07 February 2025

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16 HALYCON STREET POINT COOK VIC 3030 Sold Price **\$1,150,000** Sold Date **21-Jul-24**

 5  3  -

Distance **0.43km**



22 APPLEBOX CIRCUIT POINT COOK VIC 3030 Sold Price **\$1,165,000** Sold Date **22-Sep-23**

 4  2  2

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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