

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$549,750

Property type

Unit

Suburb

Point Cook

Period-from

01 Mar 2024

to

28 Feb 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

4/5 GREG NORMAN DRIVE POINT COOK VIC 3030	\$700,000	18-Feb-25
62 GREG NORMAN DRIVE POINT COOK VIC 3030	\$725,000	15-Oct-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: 10 March 2025

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**4/5 GREG NORMAN DRIVE POINT  
COOK VIC 3030**

 3  2  2

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**18-Feb-25**

Distance

**0.43km**



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

 3  2  2

Sold Price

**\$725,000**

Sold Date

**15-Oct-24**

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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