

## 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

8 DUCHESS COURT 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

\$1,180,000

&

\$1,230,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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 SANTORINI CRESCENT POINT COOK VIC 3030	\$1,210,000	26-Oct-24
4 PALMTREE PLACE POINT COOK VIC 3030	\$1,252,000	17-Jan-25
7 SUMAC CLOSE POINT COOK VIC 3030	\$1,150,000	09-Dec-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: 07 March 2025



## 4 SANTORINI CRESCENT POINT COOK VIC 3030

5 2 2

Sold Price **\$1,210,000** Sold Date **26-Oct-24**

Distance **1.14km**



## 4 PALMTREE PLACE POINT COOK VIC 3030

5 3 2

Sold Price <sup>RS</sup> **\$1,252,000** Sold Date **17-Jan-25**

Distance **1.14km**



## 7 SUMAC CLOSE POINT COOK VIC 3030

5 2 2

Sold Price **\$1,150,000** Sold Date **09-Dec-24**

Distance **1.52km**

RS = Recent sale      UN = Undisclosed Sale

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