

## 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

130B SANCTUARY LAKES NORTH BOULEVARD 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

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Land

Suburb

Point Cook

Period-from

01 Sep 2023

to

31 Aug 2024

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

27 RHODE ISLAND CLOSE POINT COOK VIC 3030	\$1,300,000	06-Mar-24
1 COASTAL PROMENADE POINT COOK VIC 3030	\$840,000	10-Feb-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: 12 September 2024



**27 RHODE ISLAND CLOSE POINT  
COOK VIC 3030**

- - -

Sold Price **\$1,300,000** Sold Date **06-Mar-24**

Distance **1.61km**



**1 COASTAL PROMENADE POINT  
COOK VIC 3030**

- - -

Sold Price **\$840,000** Sold Date **10-Feb-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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