

## 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

51 SELLECK DRIVE POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

6 DODSON DRIVE POINT COOK VIC 3030	\$735,000	22-Dec-23
77 BAYCREST DRIVE POINT COOK VIC 3030	\$749,999	24-Jan-24
78 BEACHVIEW PARADE POINT COOK VIC 3030	\$765,000	09-Jan-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 March 2024



**6 DODSON DRIVE POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$735,000**

Sold Date **22-Dec-23**

Distance **0.46km**



**77 BAYCREST DRIVE POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$749,999**

Sold Date **24-Jan-24**

Distance **0.54km**



**78 BEACHVIEW PARADE POINT  
COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$765,000** <sup>UN</sup>

Sold Date **09-Jan-24**

Distance **0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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