

# 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

11 Sunny Lane, 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)

Price Range

\$725,000

&

\$775,000

### Median sale price

Median price

\$760,000

Property Type

House

Suburb

Point Cook (3030)

Period - From

01/01/2024

to

31/12/2024

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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

19 SOUTHAMPTON DRIVE, POINT COOK VIC 3030	\$800,000	13/12/2024
26 BREAKWATER CRESCENT, POINT COOK VIC 3030	\$760,000	18/10/2024
21 GRANDVIEW AVENUE, POINT COOK VIC 3030	\$710,000	23/12/2024

This Statement of Information was prepared on: 23/01/2025