

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 FINCHLEY ROAD POINT COOK VIC 3030

Indicative selling price

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

Single Price

or range
between

\$775,000

&

\$795,000

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

5 GREENVIEW WAY POINT COOK VIC 3030	\$800,000	23-Nov-24
39 JAMIESON WAY POINT COOK VIC 3030	\$800,000	12-Dec-24
7 STAPLES WAY SEABROOK VIC 3028	\$800,000	16-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: 07 March 2025



5 GREENVIEW WAY POINT COOK VIC 3030

3 2 2

Sold Price

\$800,000

Sold Date **23-Nov-24**

Distance **0.37km**



39 JAMIESON WAY POINT COOK VIC 3030

3 2 -

Sold Price

Sold Date **12-Dec-24**

Distance **0.74km**



7 STAPLES WAY SEABROOK VIC 3028

4 2 2

Sold Price

Sold Date **16-Oct-24**

Distance **0.78km**



19 SOUTHAMPTON DRIVE POINT COOK VIC 3030

3 2 2

Sold Price

Sold Date **09-Dec-24**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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