

# STATEMENT OF INFORMATION

3 SANDRA COURT, POINT COOK, VIC 3030

PREPARED BY AJAY NAIN, ENGAGE REAL ESTATE, PHONE: 0422968698



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 SANDRA COURT, POINT COOK, VIC 3030**  3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$599,999 to \$659,998**

Provided by: Ajay Nain, Engage Real Estate

## MEDIAN SALE PRICE



**POINT COOK, VIC, 3030**

Suburb Median Sale Price (House)

**\$760,000**

01 January 2024 to 31 December 2024

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**80 TOM ROBERTS PDE, POINT COOK, VIC 3030**  3  2  2

Sale Price

**\$630,000**

Sale Date: 13/06/2024

Distance from Property: 333m



**40 JEAN ST, POINT COOK, VIC 3030**

 3  2  2

Sale Price

**\*\$730,000**

Sale Date: 20/01/2025

Distance from Property: 1.7km



**16 HEWETT DR, POINT COOK, VIC 3030**

 3  2  2

Sale Price

**\*\$660,000**

Sale Date: 17/12/2024

Distance from Property: 128m



This report has been compiled on 24/01/2025 by Engage Real Estate. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 SANDRA COURT, 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)

Price Range: \$599,999 to \$659,998


### Median sale price

Median price: \$760,000

Property type: House

Suburb: POINT COOK

Period: 01 January 2024 to 31 December 2024

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
80 TOM ROBERTS PDE, POINT COOK, VIC 3030	\$630,000	13/06/2024
40 JEAN ST, POINT COOK, VIC 3030	*\$730,000	20/01/2025
16 HEWETT DR, POINT COOK, VIC 3030	*\$660,000	17/12/2024

This Statement of Information was prepared on: 24/01/2025