

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

3 BROADBEACH CIRCUIT 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

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

212 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030	\$720,000	05-Dec-23
208 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030	\$740,000	28-Nov-23

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: 01 March 2024



212 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC

3030


3



2



2

Sold Price

\$720,000

Sold Date

05-Dec-23

Distance

0.56km


208 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC

3030


3



2



2

Sold Price

\$740,000

Sold Date

28-Nov-23

Distance

1.25km
RS = Recent sale

UN = Undisclosed Sale

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