

## 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

38 MONTEREY BAY 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

\$1,280,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2023

to

31 Jul 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

5 BLOOMINGDALE COURT POINT COOK VIC 3030	\$1,330,000	09-Mar-24
25 SOUTH SHORE AVENUE POINT COOK VIC 3030	\$1,310,000	27-Feb-24
13 SANDY POINT ROAD POINT COOK VIC 3030	\$1,380,000	24-Apr-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: 21 August 2024



**5 BLOOMINGDALE COURT POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$1,330,000**

Sold Date

**09-Mar-24**

Distance

**0.72km**



**25 SOUTH SHORE AVENUE POINT  
COOK VIC 3030**

 3  3  -

Sold Price

**\$1,310,000**

Sold Date

**27-Feb-24**

Distance

**1.56km**



**13 SANDY POINT ROAD POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$1,380,000**

Sold Date

**24-Apr-24**

Distance

**1.69km**

RS = Recent sale

UN = Undisclosed Sale

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