

## 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

145 SANCTUARY LAKES SOUTH BOULEVARD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,900,000

&

\$3,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

HOUSE

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 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

9 SPINNAKER RISE POINT COOK VIC 3030	\$3,100,000	22-Mar-24
25 GREG NORMAN DRIVE POINT COOK VIC 3030	\$2,800,000	15-Nov-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: 19 February 2025

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**9 SPINNAKER RISE POINT COOK  
 VIC 3030**

 5  4  3

Sold Price **\$3,100,000** Sold Date **22-Mar-24**

Distance **0.44km**



**25 GREG NORMAN DRIVE POINT  
 COOK VIC 3030**

 4  2  3

Sold Price **\$2,800,000** Sold Date **15-Nov-24**

Distance **0.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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