

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 SEAEAGLE AVENUE 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2023

to

30 Sep 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

21 THE STRAND POINT COOK VIC 3030	\$930,000	12-Jul-24
11 AMBROSIA WAY POINT COOK VIC 3030	\$950,000	09-Aug-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: 25 October 2024



21 THE STRAND POINT COOK VIC 3030

 4  2  2

Sold Price

\$930,000

Sold Date

12-Jul-24

Distance

0.27km



11 AMBROSIA WAY POINT COOK VIC 3030

 4  2  2

Sold Price

\$950,000

Sold Date

09-Aug-24

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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