

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

7 CELEBRATION DRIVE 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,277

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2024

to

31 Mar 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

7 DESTINATION POINT POINT COOK VIC 3030	\$1,550,000	01-Feb-25
28 NORTH SHORE DRIVE POINT COOK VIC 3030	\$1,635,000	29-Oct-24
60 SANCTUARY LAKES EAST BOULEVARD POINT COOK VIC 3030	\$1,515,000	12-Oct-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: 09 April 2025



7 DESTINATION POINT POINT COOK VIC 3030

 5  4  2

Sold Price **\$1,550,000** Sold Date **01-Feb-25**

Distance **0km**



28 NORTH SHORE DRIVE POINT COOK VIC 3030

 4  2  2

Sold Price **\$1,635,000** Sold Date **29-Oct-24**

Distance **0km**



60 SANCTUARY LAKES EAST BOULEVARD POINT COOK VIC 3030

 5  5  2

Sold Price **\$1,515,000** Sold Date **12-Oct-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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