

## 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

11 SEACOAST STREET 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

\$749,000

or range  
between

&

### 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

27 JANSAR STREET POINT COOK VIC 3030	\$805,000	24-Jul-24
21 WAVES DRIVE POINT COOK VIC 3030	\$760,000	13-Feb-24
12 ANCHOR CRESCENT POINT COOK VIC 3030	\$892,000	23-Feb-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: 13 August 2024



## 27 JANSAR STREET POINT COOK VIC 3030

Sold Price

<sup>RS</sup> \$805,000

Sold Date

24-Jul-24

4 2 2

Distance

0.1km



## 21 WAVES DRIVE POINT COOK VIC 3030

Sold Price

\$760,000

Sold Date

13-Feb-24

4 2 2

Distance

0.21km



## 12 ANCHOR CRESCENT POINT COOK VIC 3030

Sold Price

\$892,000

Sold Date

23-Feb-24

4 2 2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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