

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

15 GRAMERCY BOULEVARD 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2021

to

30 Nov 2022

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

23 RHODE ISLAND CLOSE POINT COOK VIC 3030	\$1,350,000	13-Oct-22
39 EAGLEVIEW PLACE POINT COOK VIC 3030	\$1,350,000	22-Aug-22
22 EAGLEVIEW PLACE POINT COOK VIC 3030	\$1,340,000	01-Sep-22

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: 29 December 2022



23 RHODE ISLAND CLOSE POINT COOK VIC 3030

5 2 2

Sold Price

\$1,350,000

Sold Date

13-Oct-22

Distance

1.3km



39 EAGLEVIEW PLACE POINT COOK VIC 3030

5 2 2

Sold Price

Sold Date

22-Aug-22

Distance

1.91km



22 EAGLEVIEW PLACE POINT COOK VIC 3030

3 2 4

Sold Price

\$1,340,000

Sold Date

01-Sep-22

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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