

## 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

16 SEABIRD DRIVE 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

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,250

Property type

Unit

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 133 CITYBAY DRIVE POINT COOK VIC 3030 | \$1,400,000 | 14-Oct-24 |
| 229 HAZE DRIVE POINT COOK VIC 3030    | \$1,497,000 | 14-Mar-25 |
| 4 SANDY AVENUE POINT COOK VIC 3030    | \$1,400,000 | 21-Jun-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: 10 April 2025



## 133 CITYBAY DRIVE POINT COOK VIC 3030

4 3 2

Sold Price

**\$1,400,000**

Sold Date

**14-Oct-24**

Distance

**0.68km**



## 229 HAZE DRIVE POINT COOK VIC 3030

5 3 2

Sold Price

<sup>RS</sup> **\$1,497,000**

Sold Date

**14-Mar-25**

Distance

**2km**



## 4 SANDY AVENUE POINT COOK VIC 3030

4 4 2

Sold Price

**\$1,400,000**

Sold Date

**21-Jun-24**

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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