

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

199 Sanctuary Lakes South Boulevard, Point Cook Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,280,000

Median sale price

Median price \$770,000 Property Type House Suburb Point Cook

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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
1	14 Cremorne St POINT COOK 3030	\$1,200,000	06/11/2024
2	223 Sanctuary Lakes South Blvd POINT COOK 3030	\$1,358,000	21/10/2024
3	38 Monterey Bay Dr POINT COOK 3030	\$1,270,000	21/10/2024

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 six months.~~

This Statement of Information was prepared on: 03/12/2024 12:21



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,280,000
Median House Price
Year ending September 2024: \$770,000

Comparable Properties



14 Cremorne St POINT COOK 3030 (REI)

Agent Comments

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Price: \$1,200,000
Method: Private Sale
Date: 06/11/2024
Property Type: House (Res)
Land Size: 704 sqm approx



223 Sanctuary Lakes South Blvd POINT COOK 3030 (VG)

Agent Comments

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Price: \$1,358,000
Method: Sale
Date: 21/10/2024
Property Type: House (Res)
Land Size: 614 sqm approx



38 Monterey Bay Dr POINT COOK 3030 (REI)

Agent Comments

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Price: \$1,270,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 623 sqm approx

Account - Gem Realty