

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

2/84 LAKESIDE 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,750

Property type

Unit

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

3/84 LAKESIDE DRIVE POINT COOK VIC 3030	\$655,000	15-Feb-24
3 BROADBEACH CIRCUIT POINT COOK VIC 3030	\$680,000	25-Jun-25
39 BROADBEACH CIRCUIT POINT COOK VIC 3030	\$675,000	06-Jun-25

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: 25 July 2025



**3/84 LAKESIDE DRIVE POINT
COOK VIC 3030**

 3  2  2

Sold Price **\$655,000** Sold Date **15-Feb-24**

Distance **0km**



**3 BROADBEACH CIRCUIT POINT
COOK VIC 3030**

 3  2  2

Sold Price ^{RS} **\$680,000** Sold Date **25-Jun-25**

Distance **0.24km**



**39 BROADBEACH CIRCUIT POINT
COOK VIC 3030**

 4  2  2

Sold Price **\$675,000** Sold Date **06-Jun-25**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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