

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 FIFTH AVENUE 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2024

to

28 Feb 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

7 SPRINGBROOK PLACE POINT COOK VIC 3030	\$832,000	09-Sep-24
14 JOHN LECKY ROAD SEABROOK VIC 3028	\$885,000	26-Sep-24
3 SPINDRIFT WAY SEABROOK VIC 3028	\$880,000	25-Jul-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: 20 March 2025



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**7 SPRINGBROOK PLACE POINT
COOK VIC 3030**

4 2 2

Sold Price **\$832,000** Sold Date **09-Sep-24**

Distance **0.48km**



**14 JOHN LECKY ROAD SEABROOK
VIC 3028**

4 2 2

Sold Price **\$885,000** Sold Date **26-Sep-24**

Distance **0.81km**



**3 SPINDRIFT WAY SEABROOK VIC
3028**

4 2 2

Sold Price **\$880,000** Sold Date **25-Jul-24**

Distance **1.25km**

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

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