



Encorp Property Pty Ltd T/A Encorp Real Estate
2 Meridian Close Point Cook VIC 3030
Tel: 0410947687 Agent No: 090722L
Email: admin@encorpgroup.com.au

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 20 Meridian Close Point Cook VIC 3030

Including suburb and
postcode

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 \$1150000 & \$1215000

Median sale price

Median price \$1150000 Property Type House Suburb Sanctuary Lakes Point Cook

Period - From 15/09/2024 to 15/03/2025 Source Core Logic

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 33 Baycrest Drive Point Cook	\$1200000	17/12/2024
2 4 Tarcoola Crescent Point Cook	\$1050000	24/01/2025
3 248 Sanctuary Lakes North Blvd Point Cook	\$1150000	16/12/2024

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: 16/03/2025