

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

3 REGULUS WAY 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,277

Property type

House

Suburb

Point Cook

Period-from

01 May 2024

to

30 Apr 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

3 VANGUARD CRESCENT POINT COOK VIC 3030	\$710,000	12-May-25
9 DINGO STREET POINT COOK VIC 3030	\$740,888	29-Apr-25
28 LIVING CRESCENT POINT COOK VIC 3030	\$815,000	17-Mar-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: 29 May 2025



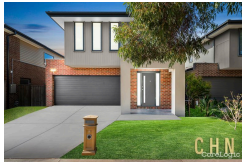
**3 VANGUARD CRESCENT POINT
COOK VIC 3030**

Sold Price

^{RS} **\$710,000** Sold Date **12-May-25**

 4  2  2

Distance **0.07km**



**9 DINGO STREET POINT COOK VIC
3030**

Sold Price

^{RS} **\$740,888** Sold Date **29-Apr-25**

 4  2  2

Distance **1.3km**



**28 LIVING CRESCENT POINT COOK
VIC 3030**

Sold Price

\$815,000 Sold Date **17-Mar-25**

 4  2  2

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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