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

RELIANCE real estate
Vee Sharma
M 0426736078
E vee@reliancere.com.au

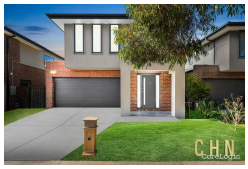


3 VANGUARD CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price RS $710,000 Sold Date 12-May-25

Distance 0.07km



9 DINGO STREET POINT COOK VIC 3030

4 2 2

Sold Price RS $740,888 Sold Date 29-Apr-25

Distance 1.3km



28 LIVING CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price $815,000 Sold Date 17-Mar-25

Distance 1.15km

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

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