

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 SUNFLOWER WALK 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

\$930,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2024

to

31 May 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

2 HORIZON POINT POINT COOK VIC 3030	\$930,000	28-Mar-25
11 RIVER WALK DRIVE POINT COOK VIC 3030	\$955,000	13-Mar-25
7 LIBERTY DRIVE POINT COOK VIC 3030	\$915,000	14-May-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: 18 June 2025



2 HORIZON POINT POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$930,000**

Sold Date

28-Mar-25

Distance

0km



11 RIVER WALK DRIVE POINT COOK VIC 3030

3 2 2

Sold Price

\$955,000

Sold Date

13-Mar-25

Distance

0km



7 LIBERTY DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$915,000**

Sold Date

14-May-25

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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