

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 WATSEEDGE COVE 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 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 WATSEEDGE COVE POINT COOK VIC 3030	\$1,355,000	21-Nov-24
257 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030	\$1,272,000	12-Feb-25
15 OUTRIGGER COURT POINT COOK VIC 3030	\$1,420,000	07-Sep-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: 18 February 2025



**7 WATSEEDGE COVE POINT
COOK VIC 3030**

 4  2  2

Sold Price **\$1,355,000** Sold Date **21-Nov-24**

Distance **0.06km**



**257 SANCTUARY LAKES NORTH
BOULEVARD POINT COOK VIC
3030**

 5  2  2

Sold Price ^{RS} **\$1,272,000** Sold Date **12-Feb-25**

Distance **0.53km**



**15 OUTRIGGER COURT POINT
COOK VIC 3030**

 3  3  2

Sold Price **\$1,420,000** Sold Date **07-Sep-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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