

## 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

35 ENDURANCE WAY POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### 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

13 FAVERSHAM STREET POINT COOK VIC 3030	\$1,343,000	04-Dec-24
229 HAZE DRIVE POINT COOK VIC 3030	\$1,497,000	06-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: 30 May 2025



**13 FAVERSHAM STREET POINT  
COOK VIC 3030**

 5  5  2

Sold Price **\$1,343,000** Sold Date **04-Dec-24**

Distance **0.2km**



**229 HAZE DRIVE POINT COOK VIC  
3030**

 5  3  2

Sold Price **\$1,497,000** Sold Date **06-Mar-25**

Distance **1.36km**

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

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