

## 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

37 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$756,277

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2024

to

31 Mar 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

4 PALMTREE PLACE POINT COOK VIC 3030	\$1,252,000	17-Jan-25
25 PARLIAMENT STREET POINT COOK VIC 3030	\$1,550,000	05-Feb-25
229 HAZE DRIVE POINT COOK VIC 3030	\$1,497,000	14-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.~~

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#### 4 PALMTREE PLACE POINT COOK VIC 3030

 5
  3
  2

Sold Price

<sup>RS</sup> **\$1,252,000**

Sold Date

**17-Jan-25**

Distance

**0.77km**



#### 25 PARLIAMENT STREET POINT COOK VIC 3030

 5
  3
  2

Sold Price

**\$1,550,000**

Sold Date

**05-Feb-25**

Distance

**1.02km**



#### 229 HAZE DRIVE POINT COOK VIC 3030

 5
  3
  2

Sold Price

<sup>RS</sup> **\$1,497,000**

Sold Date

**14-Mar-25**

Distance

**1.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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