Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	4 WATERMARK WAY POINT COOK VIC 3030							
Indicative selling price								
For the meaning of this price	e see consumer.vi	c.gov.au	u/underquo	ting (*E	Delete single price	e or range a	as applicable)	
Single Price			or range between		\$1,075,000	&	\$1,125,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$791,500	Property type			House	Suburb	Point Cook	
Period-from	01 Oct 2024	to	to 30 Sep 2		Source		Cotality	
Comparable property o	oloo /*Doloto A	o	a alaw aa	onnlie	achle)			

Comparable property sales (*Delete A or B below as applicable)

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	
5 NAGLE DRIVE POINT COOK VIC 3030	\$1,100,000	20-Jun-25	

OR

В* 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: 16 October 2025





E sgoyat@ypa.com.au



5 NAGLE DRIVE POINT COOK VIC Sold Price 3030

⇔ 2

\$1,100,000 Sold Date 20-Jun-25

Distance 2.46km

4

₾ 2

RS = Recent sale UN = Undisclosed Sale

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