

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

48 SEAGRASS CRESCENT 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

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2024

to

28 Feb 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

5 KEEL STREET POINT COOK VIC 3030	\$750,000	03-Oct-24
66 SOLITUDE CRESCENT POINT COOK VIC 3030	\$780,000	06-Feb-25
69 BRUCKNER DRIVE POINT COOK VIC 3030	\$780,000	13-Nov-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: 07 March 2025



5 KEEL STREET POINT COOK VIC 3030

Sold Price

\$750,000

Sold Date

03-Oct-24



4



2



-

Distance

0km



66 SOLITUDE CRESCENT POINT COOK VIC 3030

Sold Price

^{RS} **\$780,000**

Sold Date

06-Feb-25



4



2



2

Distance

0km



69 BRUCKNER DRIVE POINT COOK VIC 3030

Sold Price

\$780,000

Sold Date

13-Nov-24



4



2



-

Distance

1.15km



265 SNEYDES ROAD POINT COOK VIC 3030

Sold Price

\$808,000

Sold Date

19-Sep-24



3



2



2

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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