

## 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

66 FLATBUSH AVENUE 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

\$890,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 70 SEAGRASS CRESCENT POINT COOK VIC 3030 | \$915,000 | 25-Jun-25 |
| 3 FLOAT PLACE POINT COOK VIC 3030        | \$980,000 | 30-Apr-25 |
| 14 KELLERMAN DRIVE POINT COOK VIC 3030   | \$880,000 | 28-Jun-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: 27 August 2025



### 70 SEAGRASS CRESCENT POINT COOK VIC 3030

Sold Price

<sup>RS</sup>
**\$915,000**

Sold Date

**25-Jun-25**


4



2



2

Distance

**1.66km**


### 3 FLOAT PLACE POINT COOK VIC 3030

Sold Price

**\$980,000**

Sold Date

**30-Apr-25**


4



2



2

Distance

**1.87km**


### 14 KELLERMAN DRIVE POINT COOK VIC 3030

Sold Price

<sup>RS</sup>
**\$880,000**

Sold Date

**28-Jun-25**


4



2



2

Distance

**1.07km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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