

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

7 STATEN WAY 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

\$730,000

&

\$770,000

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

| | | |
|---|-----------|-----------|
| 75 VAUCLUSE BOULEVARD POINT COOK VIC 3030 | \$760,000 | 16-Apr-25 |
| 1/32 SANDLEWOOD LANE POINT COOK VIC 3030 | \$730,000 | 09-Dec-24 |
| 41 MONTEREY BAY DRIVE POINT COOK VIC 3030 | \$770,000 | 26-Feb-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: 13 May 2025



**75 VAUCLUSE BOULEVARD POINT
COOK VIC 3030**

 3  2  2

Sold Price

\$760,000

Sold Date

16-Apr-25

Distance

0.5km



**1/32 SANDLEWOOD LANE POINT
COOK VIC 3030**

 2  2  2

Sold Price

\$730,000

Sold Date

09-Dec-24

Distance

0.77km



**41 MONTEREY BAY DRIVE POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$770,000

Sold Date

26-Feb-25

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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