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<br>Including suburb and postcode | 74 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 | $670,000 | & | $700,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $760,000 | Property type | House | Suburb | Point Cook |
| Period-from | 01 Sep 2023 | to | 31 Aug 2024 | 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 |
|---|---|---|
| 10 LURE AVENUE POINT COOK VIC 3030 | $685,000 | 23-Jun-24 |
| 12 CAPE PARADE POINT COOK VIC 3030 | $670,000 | 21-Aug-24 |
| 6 FAIRWATER DRIVE POINT COOK VIC 3030 | $678,000 | 28-Jun-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: 09 September 2024

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**10 LURE AVENUE POINT COOK VIC 3030**

4 2 2

Sold Price RS **$685,000** UN

Sold Date **23-Jun-24**

Distance **0.16km**



**12 CAPE PARADE POINT COOK VIC 3030**

4 2 2

Sold Price RS **$670,000** UN

Sold Date **21-Aug-24**

Distance **0.43km**



**6 FAIRWATER DRIVE POINT COOK VIC 3030**

4 2 -

Sold Price RS **$678,000**

Sold Date **28-Jun-24**

Distance **0.59km**

**RS** = Recent sale **UN** = Undisclosed Sale

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