

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

11 SPRAYPOINT DRIVE 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

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2021

to

31 Jul 2022

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

353 SALTWATER PROMENADE POINT COOK VIC 3030	\$970,000	05-Jul-22
62 SANCTUARY LAKES EAST BOULEVARD POINT COOK VIC 3030	\$1,580,000	02-Mar-22
54 FEATHERBY WAY ALTONA MEADOWS VIC 3028	\$1,275,000	30-Mar-22

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: 10 August 2022



**353 SALTWATER PROMENADE
POINT COOK VIC 3030**

 4  2  2

Sold Price

^{RS} **\$970,000**

Sold Date

05-Jul-22

Distance

1.69km



**62 SANCTUARY LAKES EAST
BOULEVARD POINT COOK VIC
3030**

 4  2  2

Sold Price

\$1,580,000

Sold Date

02-Mar-22

Distance

0.22km



**54 FEATHERBY WAY ALTONA
MEADOWS VIC 3028**

 4  2  4

Sold Price

\$1,275,000

Sold Date

30-Mar-22

Distance

1.4km



**22 THE ESPLANADE POINT COOK
VIC 3030**

 4  2  2

Sold Price

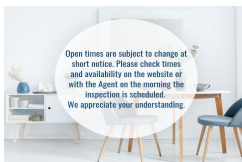
\$1,050,000

Sold Date

13-Jun-22

Distance

0.92km



**18 VAUCLUSE BOULEVARD POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$1,415,000

Sold Date

11-Feb-22

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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