

## 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

1 ERINDALE MEWS POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Land

Suburb

Point Cook

Period-from

01 Jun 2023

to

31 May 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 53 SOMMERSBY ROAD POINT COOK VIC 3030  | \$935,000 | 29-Feb-24 |
| 22 CAVENDISH DRIVE POINT COOK VIC 3030 | \$940,000 | 13-Feb-24 |
| 8 ST CLAIR AVENUE POINT COOK VIC 3030  | \$921,000 | 27-Apr-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: 13 June 2024



**53 SOMMERSBY ROAD POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$935,000** Sold Date **29-Feb-24**

Distance **0.48km**



**22 CAVENDISH DRIVE POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$940,000** Sold Date **13-Feb-24**

Distance **0.57km**



**8 ST CLAIR AVENUE POINT COOK  
VIC 3030**

 3  2  2

Sold Price <sup>RS</sup> **\$921,000** Sold Date **27-Apr-24**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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