

## 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

2/23 LANDING PLACE 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

\$579,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,000

Property type

Other

Suburb

Point Cook

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/23 LANDING PLACE POINT COOK VIC 3030	\$622,500	24-Jun-23
3/23 LANDING PLACE POINT COOK VIC 3030	\$549,000	11-Sep-23
358 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$640,000	10-Nov-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: 18 September 2023



**1/23 LANDING PLACE POINT COOK VIC 3030** Sold Price

<sup>RS</sup> **\$622,500** Sold Date **24-Jun-23**

 3  2  2

Distance **0km**



**3/23 LANDING PLACE POINT COOK VIC 3030**

Sold Price

<sup>RS</sup> **\$549,000** Sold Date **11-Sep-23**

 3  2  2

Distance **0km**



**358 BOARDWALK BOULEVARD POINT COOK VIC 3030**

Sold Price

**\$640,000** Sold Date **10-Nov-22**

 3  2  2

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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