

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 FORESHORE COURT 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

\$1,160,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Land

Suburb

Point Cook

Period-from

01 Aug 2022

to

31 Jul 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 SKANDIA LANE POINT COOK VIC 3030	\$1,125,000	18-Jul-23
24 NORTH SHORE DRIVE POINT COOK VIC 3030	\$1,257,000	07-Mar-23
12 BAYSIDE DRIVE POINT COOK VIC 3030	\$1,307,500	19-Mar-23

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: 15 August 2023



1 SKANDIA LANE POINT COOK VIC 3030

 4
  4
  2

Sold Price

^{RS}

\$1,125,000

Sold Date

18-Jul-23

Distance

0.47km



24 NORTH SHORE DRIVE POINT COOK VIC 3030

 4
  2
  2

Sold Price

\$1,257,000

Sold Date

07-Mar-23

Distance

0.55km



12 BAYSIDE DRIVE POINT COOK VIC 3030

 4
  2
  2

Sold Price

\$1,307,500

Sold Date

19-Mar-23

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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