

## 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

22 SEAVIEW POINT SANCTUARY LAKES 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,750

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2023

to

31 Mar 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

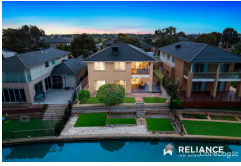
Date of sale

21 NORTH SHORE DRIVE POINT COOK VIC 3030	\$1,380,000	25-Mar-24
18 GRAND CANAL BOULEVARD POINT COOK VIC 3030	\$1,330,000	22-Dec-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: 18 April 2024

**21 NORTH SHORE DRIVE POINT  
COOK VIC 3030**

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Sold Price <sup>RS</sup> **\$1,380,000** Sold Date **25-Mar-24**Distance **0.41km****18 GRAND CANAL BOULEVARD  
POINT COOK VIC 3030**

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Sold Price <sup>RS</sup> **\$1,330,000** Sold Date **22-Dec-23**Distance **1.68km****RS** = Recent sale**UN** = Undisclosed Sale

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