

## 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

3 PERSHING WAY 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

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2023

to

30 Apr 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

33 MARSEILLES WAY POINT COOK VIC 3030	\$1,700,000	18-Nov-23
25 SANCTUARY LAKES SOUTH BOULEVARD POINT COOK VIC 3030	\$1,710,000	06-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: 16 May 2024



**33 MARSEILLES WAY POINT COOK VIC 3030** Sold Price **\$1,700,000** Sold Date **18-Nov-23**

 4  2  3

Distance **3.29km**



**25 SANCTUARY LAKES SOUTH BOULEVARD POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$1,710,000** Sold Date **06-Dec-23**

 5  2  2

Distance **4.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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