

## 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 THE ESPLANADE POINT COOK VIC 3030

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

Single Price  or range between \$830,000 & \$880,000

**Median sale price**

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
 Period-from  to  Source

**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
8 THE ESPLANADE POINT COOK VIC 3030	\$900,000	10-May-23
12 SAND DRIFT WALK POINT COOK VIC 3030	\$905,000	12-Sep-23
35 ROUNDHAY CRESCENT POINT COOK VIC 3030	\$850,000	27-Aug-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.~~

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[consumer.vic.gov.au](https://consumer.vic.gov.au)

# CoreLogic

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	<b>8 THE ESPLANADE POINT COOK VIC 3030</b>	Sold Price	<b>\$900,000</b>	Sold Date	<b>10-May-23</b>	Distance	<b>0.06km</b>
							
	<b>12 SAND DRIFT WALK POINT COOK VIC 3030</b>	Sold Price	<b>\$905,000</b>	Sold Date	<b>12-Sep-23</b>	Distance	<b>0.15km</b>
							
	<b>35 ROUNDHAY CRESCENT POINT COOK VIC 3030</b>	Sold Price	<b>\$850,000</b>	Sold Date	<b>27-Aug-23</b>	Distance	<b>0.42km</b>
							

RS = Recent sale UN = Undisclosed Sale

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