Final Preview

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
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Indicative selling price

For the meaning of this price see consumer.vic.gov.a	au/underquoting	("Delete single price	or range as	applicable)
	or range			

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

Median sale price

(*Delete house or unit as applicable)

Median Price	\$760,000	Prop	erty type		House	Suburb	Point Cook
Period-from	01 Mar 2023	to	29 Feb 2	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
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

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: 27 March 2024

consumer.vic.gov.au



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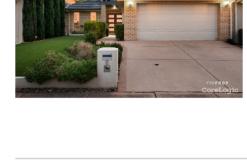
Jeetpal Singh

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8 THE ESPLANADE POINT COOK Sold Price

\$900,000 Sold Date **10-May-23**



VIC 3030

0.06km Distance



₾ 2 😞 2

Sold Price

\$905,000 Sold Date **12-Sep-23**



COOK VIC 3030 □ 4 □ 3 □ 2

12 SAND DRIFT WALK POINT

0.15km Distance



35 ROUNDHAY CRESCENT POINT Sold Price COOK VIC 3030

\$850,000 Sold Date **27-Aug-23**

Distance

0.42km

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

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