

## 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

37 REGAL ROAD 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

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2022

to

31 Oct 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

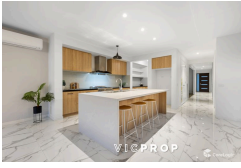
Date of sale

14 DARSHAM CRESCENT POINT COOK VIC 3030	\$1,175,000	18-Jun-23
20 TORRINGTON STREET POINT COOK VIC 3030	\$1,101,000	28-Oct-23
58 SOMMERSBY ROAD POINT COOK VIC 3030	\$1,130,000	12-Jun-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: 22 November 2023

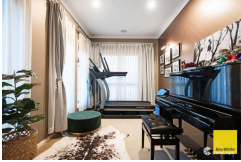


**14 DARSHAM CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$1,175,000** Sold Date **18-Jun-23**

Distance **1.53km**

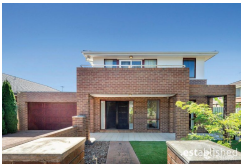


**20 TORRINGTON STREET POINT  
COOK VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$1,101,000** Sold Date **28-Oct-23**

Distance **1.6km**



**58 SOMMERSBY ROAD POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$1,130,000** Sold Date **12-Jun-23**

Distance **1.98km**

RS = Recent sale      UN = Undisclosed Sale

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