

# 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 376 Saltwater Promenade, 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)

Range between \$1,135,000 & \$1,185,000

### Median sale price

Median price \$760,000 Property Type House Suburb Point Cook

Period - From 04/04/2023 to 03/04/2024 Source REIV

### 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 six 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
1	17 Wincott Cr POINT COOK 3030	\$1,115,000	09/01/2024
2	18 Sorrenberg St POINT COOK 3030	\$1,075,000	26/10/2023
3	237 Saltwater Prm POINT COOK 3030	\$1,045,000	31/03/2023

**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 six months.~~

This Statement of Information was prepared on: 04/04/2024 15:51

376 Saltwater Promenade, Point Cook Vic 3030

Mary Zhou  
0415551311  
mary.zhou@cherrymont.com.au



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$1,135,000 - \$1,185,000  
**Median House Price**  
04/04/2023 - 03/04/2024: \$760,000

## Comparable Properties



17 Wincott Cr POINT COOK 3030 (REI/VG)

Agent Comments



**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 09/01/2024  
**Property Type:** House  
**Land Size:** 425 sqm approx



18 Sorrenberg St POINT COOK 3030 (REI/VG)

Agent Comments



**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 26/10/2023  
**Property Type:** House  
**Land Size:** 448 sqm approx



237 Saltwater Prm POINT COOK 3030 (REI/VG)

Agent Comments



**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 31/03/2023  
**Property Type:** House  
**Land Size:** 587 sqm approx

Account - CHERRYMOND PTY LTD | P: 03 90169400



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.