

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

4/1-9 EAGLEVIEW PLACE POINT COOK VIC 3030

Indicative selling price

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

Single Price

or range
between

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Feb 2023

to

31 Jan 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

3/110 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030	\$760,000	25-Aug-23
212 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030	\$720,000	05-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: 14 February 2024



**3/110 SANCTUARY LAKES NORTH
BOULEVARD POINT COOK VIC**

3030
 3
  2
  2

Sold Price **\$760,000** Sold Date **25-Aug-23**

Distance **0.42km**



**212 SANCTUARY LAKES NORTH
BOULEVARD POINT COOK VIC**

3030
 3
  2
  2

Sold Price **\$720,000** Sold Date **05-Dec-23**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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