

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

9 WATERSUN COURT 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2023

to

30 Apr 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

9 GALLERY PLACE POINT COOK VIC 3030	\$1,500,000	01-Dec-23
18 GRAND CANAL BOULEVARD POINT COOK VIC 3030	\$1,330,000	22-Dec-23
229 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030	\$1,385,000	04-Nov-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: 29 May 2024



9 GALLERY PLACE POINT COOK VIC 3030

4 3 2

Sold Price **\$1,500,000** Sold Date **01-Dec-23**

Distance **0.68km**

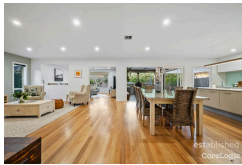


18 GRAND CANAL BOULEVARD POINT COOK VIC 3030

4 2 2

Sold Price ^{RS} **\$1,330,000** Sold Date **22-Dec-23**

Distance **0.4km**



229 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030

4 2 2

Sold Price **\$1,385,000** Sold Date **04-Nov-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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