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<br>Including suburb and postcode | 5 CENTRAL PARK AVENUE 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 | $850,000 | & | $880,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $760,000 | Property type | House | Suburb | Point Cook |
| Period-from | 01 Feb 2024 | to | 31 Jan 2025 | 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 SEAEAGLE AVENUE POINT COOK VIC 3030 | $880,000 | 17-Feb-25 |
| 26 SUMNER CRESCENT POINT COOK VIC 3030 | $890,000 | 26-Nov-24 |
| 16 BALTIMORE DRIVE POINT COOK VIC 3030 | $860,000 | 07-Dec-24 |

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: 27 February 2025

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**3 SEAEAGLE AVENUE POINT COOK VIC 3030**

4 2 2

Sold Price RS **$880,000** Sold Date **17-Feb-25**

Distance **0.36km**



**26 SUMNER CRESCENT POINT COOK VIC 3030**

3 2 2

Sold Price **$890,000** Sold Date **26-Nov-24**

Distance **0.84km**




**16 BALTIMORE DRIVE POINT COOK VIC 3030**

4 2 2

Sold Price **$860,000** Sold Date **07-Dec-24**

Distance **0.87km**

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

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