

## 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

8 ISLAND WAY 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

\$1,120,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,750

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2023

to

31 Mar 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

7 WAIBEN CRESCENT POINT COOK VIC 3030	\$1,155,000	16-Oct-23
14 SINAVARA AVENUE POINT COOK VIC 3030	\$1,162,000	13-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: 08 April 2024



**7 WAIBEN CRESCENT POINT  
COOK VIC 3030**

 4  3  2

Sold Price **\$1,155,000** Sold Date **16-Oct-23**

Distance **1.12km**



**14 SINAVARA AVENUE POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$1,162,000** Sold Date **13-Nov-23**

Distance **0.28km**

RS = Recent sale      UN = Undisclosed Sale

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