

## 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

15 DOMAIN PLACE POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 35 SANTANDER CRESCENT POINT COOK VIC 3030 | \$1,350,000 | 02-Dec-23 |
| 8 VERBENA DRIVE POINT COOK VIC 3030       | \$1,340,000 | 27-Jan-24 |
| 37 LENNON BOULEVARD POINT COOK VIC 3030   | \$1,262,000 | 09-Jan-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: 16 February 2024



## 35 SANTANDER CRESCENT POINT COOK VIC 3030

Sold Price

**\$1,350,000**

Sold Date

**02-Dec-23**



4



2



2

Distance

**1.13km**



## 8 VERBENA DRIVE POINT COOK VIC 3030

Sold Price

<sup>RS</sup>

**\$1,340,000**

Sold Date

**27-Jan-24**



4



2



2

Distance

**1.46km**



## 37 LENNON BOULEVARD POINT COOK VIC 3030

Sold Price

<sup>RS</sup>

**\$1,262,000**

Sold Date

**09-Jan-24**



4



2



2

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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