

# 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

222 Sanctuary Lakes North Boulevard, 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)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$775,000

Property Type

House

Suburb

Point Cook

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### 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 six 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
1	4 Springwater Sq POINT COOK 3030	\$1,140,000	14/10/2024
2	10 Viewbank Ct POINT COOK 3030	\$1,100,000	26/07/2024
3	45 Monterey Bay Dr POINT COOK 3030	\$1,180,000	19/06/2024

**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 six months.~~

This Statement of Information was prepared on:

13/11/2024 12:27



5 3 2

**Property Type:** House  
**Land Size:** 609 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 September quarter 2024: \$775,000

## Comparable Properties



4 Springwater Sq POINT COOK 3030 (REI)

Agent Comments

5 3 3

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 14/10/2024  
**Property Type:** House  
**Land Size:** 666 sqm approx



10 Viewbank Ct POINT COOK 3030 (REI)

Agent Comments

4 2 3

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 26/07/2024  
**Property Type:** House



45 Monterey Bay Dr POINT COOK 3030 (REI/VG)

Agent Comments

5 5 2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 19/06/2024  
**Property Type:** House (Res)  
**Land Size:** 524 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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