

## 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

51 MICHAEL PLACE 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

\$708,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$774,350

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 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

37 MICHAEL PLACE POINT COOK VIC 3030

\$749,000

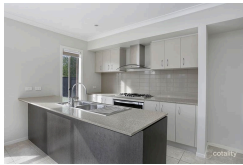
27-Mar-25

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: 17 July 2025

Michael SHE  
P 03 98262296  
M 0424360828  
E michael@antonrealestate.com.au



**37 MICHAEL PLACE POINT COOK  
VIC 3030**

Sold Price

**\$749,000**

Sold Date

**27-Mar-25**



4



2



2

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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