

## 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

13 CADLEY AVENUE 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

\$1,200,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2024

to

28 Feb 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 33 BAYCREST DRIVE POINT COOK VIC 3030 | \$1,200,000 | 17-Dec-24 |
| 171 CITYBAY DRIVE POINT COOK VIC 3030 | \$1,255,000 | 01-Oct-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: 26 March 2025



**33 BAYCREST DRIVE POINT COOK VIC 3030** Sold Price **\$1,200,000** Sold Date **17-Dec-24**  
Distance **0.43km**

4 2 2



**171 CITYBAY DRIVE POINT COOK VIC 3030** Sold Price **\$1,255,000** Sold Date **01-Oct-24**  
Distance **0.4km**

5 3 2

RS = Recent sale      UN = Undisclosed Sale

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