

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

2 ENRIGHT PARADE POINT COOK VIC 3030

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$830,000

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

Cotality

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

9 FRESHET AVENUE POINT COOK VIC 3030	\$800,000	13-Jun-25
9 RUNLET DRIVE POINT COOK VIC 3030	\$801,000	14-Jun-25
8 PINOAK STREET POINT COOK VIC 3030	\$805,000	14-Jul-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: 25 July 2025



9 FRESHET AVENUE POINT COOK VIC 3030

 4  2  2

Sold Price

\$800,000

Sold Date

13-Jun-25

Distance

0.66km



9 RUNLET DRIVE POINT COOK VIC 3030

 4  2  2

Sold Price

\$801,000

Sold Date

14-Jun-25

Distance

0.69km



8 PINOAK STREET POINT COOK VIC 3030

 4  2  2

Sold Price

^{RS} **\$805,000**

Sold Date

14-Jul-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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