

## 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

32 RIVERGLADES DRIVE 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

\$1,200,000

&

\$1,300,000

### 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

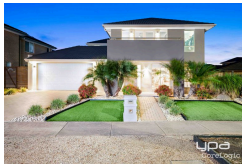
Date of sale

9 TIFFANY WALK POINT COOK VIC 3030	\$1,330,000	05-Jun-25
2 MORNING CLOSE POINT COOK VIC 3030	\$1,180,000	22-Feb-25
4 WINTER WAY POINT COOK VIC 3030	\$1,290,000	06-Apr-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: 09 July 2025



**9 TIFFANY WALK POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$1,330,000** Sold Date **05-Jun-25**  
 Distance **0.63km**

 4  2  2



**2 MORNING CLOSE POINT COOK VIC 3030** Sold Price **\$1,180,000** Sold Date **22-Feb-25**  
 Distance **0.63km**

 4  2  2



**4 WINTER WAY POINT COOK VIC 3030** Sold Price **\$1,290,000** Sold Date **06-Apr-25**  
 Distance **0.7km**

 4  2  -

**RS** = Recent sale      **UN** = Undisclosed Sale

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