

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

101 THE STRAND 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

\$985,000

&

\$1,045,000

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

28 AVIEMORE WAY POINT COOK VIC 3030	\$991,000	13-Jun-25
20 TOLEDO CRESCENT POINT COOK VIC 3030	\$1,050,000	04-Jul-25
17 SARSPARILLA DRIVE POINT COOK VIC 3030	\$1,000,000	10-Feb-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: 16 July 2025



28 AVIEMORE WAY POINT COOK VIC 3030

 4  2  2

Sold Price

^{RS} **\$991,000**

Sold Date

13-Jun-25

Distance

0.36km



20 TOLEDO CRESCENT POINT COOK VIC 3030

 4  2  2

Sold Price

^{RS} **\$1,050,000**

Sold Date

04-Jul-25

Distance

2.04km



17 SARSPARILLA DRIVE POINT COOK VIC 3030

 4  2  2

Sold Price

\$1,000,000

Sold Date

10-Feb-25

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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