

## 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

10 SCENIC DRIVE 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

\$1,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,277

Property type

House

Suburb

Point Cook

Period-from

12 Nov 2024

to

12 May 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

2 MORNING CLOSE POINT COOK VIC 3030	\$1,180,000	22-Feb-25
11 BEACHVIEW PARADE POINT COOK VIC 3030	\$1,100,000	08-Feb-25
222 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030	\$1,150,000	22-Nov-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: 12 May 2025