

## 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

15 SAVERY COURT 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

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2024

to

31 Dec 2024

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 12 ST LAURENT BOULEVARD POINT COOK VIC 3030 | \$890,000 | 14-Oct-24 |
| 11 VILLIERS DRIVE POINT COOK VIC 3030       | \$895,000 | 20-Aug-24 |
| 61 FLOREY AVENUE POINT COOK VIC 3030        | \$925,000 | 19-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: 10 January 2025

**12 ST LAURENT BOULEVARD  
POINT COOK VIC 3030**

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Sold Price **\$890,000** Sold Date **14-Oct-24**Distance **0.34km****11 VILLIERS DRIVE POINT COOK  
VIC 3030**

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Sold Price **\$895,000** Sold Date **20-Aug-24**Distance **0.38km****61 FLOREY AVENUE POINT COOK  
VIC 3030**

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Sold Price <sup>RS</sup> **\$925,000** <sup>UN</sup> Sold Date **19-Nov-24**Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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