

## 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

4 BENAUD WAY 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

\$890,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,500

Property type

Unit

Suburb

Point Cook

Period-from

01 Nov 2023

to

31 Oct 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

43 STONEYFELL ROAD POINT COOK VIC 3030	\$920,000	10-Jul-24
3 BAYBREEZE STREET POINT COOK VIC 3030	\$900,000	25-Jul-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: 07 November 2024



**43 STONEYFELL ROAD POINT  
COOK VIC 3030**

4 2 2

Sold Price **\$920,000** Sold Date **10-Jul-24**

Distance **1.21km**



**3 BAYBREEZE STREET POINT  
COOK VIC 3030**

4 2 2

Sold Price **\$900,000** Sold Date **25-Jul-24**

Distance **0.69km**

RS = Recent sale      UN = Undisclosed Sale

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