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<br>Including suburb and postcode | 14 GRASSMERE ROAD 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 | $850,000 | & | $920,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $800,000 | Property type | House | Suburb | Point Cook |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | Source | Cotality |

## 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 IBIZA COURT POINT COOK VIC 3030 | $875,000 | 20-Oct-25 |
| 60 MILES FRANKLIN BOULEVARD POINT COOK VIC 3030 | $865,000 | 12-Sep-25 |
| 12 PAOLA CIRCUIT POINT COOK VIC 3030 | $850,000 | 23-Jul-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.~~

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**2 IBIZA COURT POINT COOK VIC 3030**

4 2 2

Sold Price RS $875,000 Sold Date 20-Oct-25

Distance 0.83km



**60 MILES FRANKLIN BOULEVARD POINT COOK VIC 3030**

4 2 2

Sold Price $865,000 Sold Date 12-Sep-25

Distance 1.95km

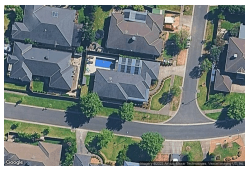


**12 PAOLA CIRCUIT POINT COOK VIC 3030**

4 2 2

Sold Price $850,000 Sold Date 23-Jul-25

Distance 0.49km



**1 ANCONA COURT POINT COOK VIC 3030**

4 2 2

Sold Price $920,000 Sold Date 17-May-25

Distance 0.82km

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

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