

## 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

12 ATLAS WALK 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

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2025

to

31 Mar 2026

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

20 KERFORD CRESCENT POINT COOK VIC 3030	\$725,000	12-Mar-26
69 CENTRAL PARK AVENUE POINT COOK VIC 3030	\$735,000	30-Jan-26

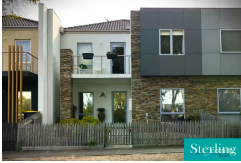
OR

**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: 29 April 2026

**20 KERFORD CRESCENT POINT  
COOK VIC 3030**

3 2 1

Sold Price **\$725,000** Sold Date **12-Mar-26**Distance **0.62km****69 CENTRAL PARK AVENUE POINT  
COOK VIC 3030**

4 2 2

Sold Price **\$735,000** Sold Date **30-Jan-26**Distance **1.1km**

RS = Recent sale      UN = Undisclosed Sale

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