

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

3 NASSAU 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

\$950,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2024

to

31 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

6 FARO STREET POINT COOK VIC 3030	\$960,000	12-Jun-25
6 STEINWAY STREET POINT COOK VIC 3030	\$1,055,000	01-Jun-25
40 CARNEGIE ROAD POINT COOK VIC 3030	\$970,000	10-Jan-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.~~

This Statement of Information was prepared on: 18 June 2025



6 FARO STREET POINT COOK VIC 3030

Sold Price

^{RS} **\$960,000**

Sold Date

12-Jun-25



5



3



2

Distance

1.6km



6 STEINWAY STREET POINT COOK VIC 3030

Sold Price

^{RS} **\$1,055,000**

Sold Date

01-Jun-25



4



3



2

Distance

0.32km



40 CARNEGIE ROAD POINT COOK VIC 3030

Sold Price

\$970,000

Sold Date

10-Jan-25



4



2



2

Distance

5.52km

RS = Recent sale

UN = Undisclosed Sale

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