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

22 BROADSIDE WALK POINT COOK VIC 3030

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5480 000	&	\$510,000
Median sale price					
(*Delete house or unit as app	olicable)				
Median Price	\$542,500	Property type	Unit	Suburb	Point Cook

31 Oct 2022

Comparable property sales (*Delete A or B below as applicable)

01 Nov 2021

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.

to

Address of comparable property	Price	Date of sale	
18 BROADSIDE WALK POINT COOK VIC 3030	\$485,000	04-Oct-22	
316 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$520,000	21-May-22	
318 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$535,000	07-Apr-22	

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: 08 November 2022

Source



Corelogic

consumer.vic.gov.au



Distance

0.57km

Leonie Toso ₽ (03) 9742 4444

M 0418 351 708

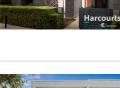
E leonie@maximumlist.com.au

Harcourts	18 BROADSIDE WALK POINT COOK VIC 3030 ☐ 3 ⓑ 2 ⇔ 2	Sold Price	^{RS} \$485,000	Sold Date Distance	04-Oct-22 0.01km
	316 BOARDWALK BOULEVARD POINT COOK VIC 3030 ☐ 3 ⓑ 2 ⇔ 2	Sold Price	\$520,000	Sold Date Distance	21-May-22 0.57km
	318 BOARDWALK BOULEVARD	Sold Price	\$535,000	Sold Date	07-Apr-22

RS = Recent sale UN = Undisclosed Sa

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POINT COOK VIC 3030

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