



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 Waves Drive, Point Cook, 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$600,000.00

&

\$660,000.00

Median sale price

Median price

\$650,000.00

Property type

House

Suburb

POINT COOK

Period - From

Oct 2018

to

Sep 2019

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
22 Brindabella Cha POINT COOK 3030	\$651,200.00	13/09/2019
115 Bondi Pde POINT COOK 3030	\$635,000.00	26/09/2019
21 Outrigger Ct POINT COOK 3030	\$630,000.00	16/09/2019

This Statement of Information was prepared on:

Tuesday 26th November 2019