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

150 WATERHAVEN BOULEVARD 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	Single Price		or range between		\$1,050,000	&	\$1,150,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$760,000	Prop	operty type		House	Suburb	Point Cook
Period-from	01 Nov 2023	to	31 Oct 2	024	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	
66 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$1,220,000	21-Sep-24	
167 DUNNINGS ROAD POINT COOK VIC 3030	\$1,011,000	18-Nov-24	
20 YARAMBA BOULEVARD POINT COOK VIC 3030	\$1,000,000	19-Oct-24	

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.

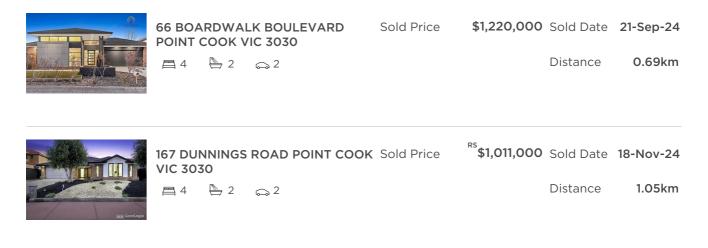
This Statement of Information was prepared on: 25 November 2024



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	20 YAR COOK		BOULEVARD POINT 0	Sold Price	^{RS} \$1,000,000	Sold Date	19-Oct-24
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RS = Recent sale UN = Undisclosed Sale

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