

## 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 BOVARD AVENUE 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2021

to

31 Jul 2022

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 11 WARUNDA PARADE POINT COOK VIC 3030     | \$690,000 | 22-Jun-22 |
| 19 WARUNDA PARADE POINT COOK VIC 3030     | \$665,000 | 28-May-22 |
| 58 SPECTACLE CRESCENT POINT COOK VIC 3030 | \$660,000 | 12-Jul-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 August 2022


**11 WARUNDA PARADE POINT  
COOK VIC 3030**
 4  2  2

Sold Price

**\$690,000**

Sold Date

**22-Jun-22**

Distance

**0.16km**

**19 WARUNDA PARADE POINT  
COOK VIC 3030**
 4  2  2

Sold Price

**\$665,000**

Sold Date

**28-May-22**

Distance

**0.18km**

**58 SPECTACLE CRESCENT POINT  
COOK VIC 3030**
 4  2  2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**12-Jul-22**

Distance

**0.2km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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