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 MALIBU 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	or range between	\$755,000	&	\$775,000
Single Price		\$755,000	&	\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$755,000	Prop	erty type	type House Suburb Point Cod		Point Cook	
Period-from	01 Sep 2023	to	31 Aug 2	2024	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
62 PRUDENCE PARADE POINT COOK VIC 3030	\$740,000	30-Aug-24
18 MERCURE WAY POINT COOK VIC 3030	\$808,000	16-Sep-24
35 TERRENE TERRACE POINT COOK VIC 3030	\$749,500	03-Aug-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: 20 September 2024





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62 PRUDENCE PARADE POINT COOK VIC 3030

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Sold Price

^{RS} **\$740,000** Sold Date **30-Aug-24**

0.28km Distance



18 MERCURE WAY POINT COOK VIC 3030

Sold Price

*\$\$808,000 Sold Date 16-Sep-24

Distance 0.69km



35 TERRENE TERRACE POINT COOK VIC 3030

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Sold Price

\$749,500 Sold Date 03-Aug-24

Distance 0.71km

RS = Recent sale

UN = Undisclosed Sale

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