

## 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

257 WATERHAVEN BOULEVARD 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 2025

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

287 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$520,000	27-Nov-24
169 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$495,000	05-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: 13 February 2025

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**287 WATERHAVEN BOULEVARD  
POINT COOK VIC 3030**

 2  2  1

Sold Price

**\$520,000**

Sold Date **27-Nov-24**

Distance

**0.08km**



**169 WATERHAVEN BOULEVARD  
POINT COOK VIC 3030**

 2  2  1

Sold Price

**\$495,000**

Sold Date **05-Aug-24**

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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