

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

358 Boardwalk Boulevard, Point Cook Vic 3030

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Point Cook

Period - From

01/04/2022

to

30/06/2022

Source

REIV

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 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
1	18 Nest PI POINT COOK 3030	\$599,250	27/08/2022
2	360 Boardwalk Blvd POINT COOK 3030	\$590,000	11/06/2022
3	38 Paradise Pde POINT COOK 3030	\$535,000	03/08/2022

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 six months.~~

This Statement of Information was prepared on:

07/10/2022 14:45

Adriano Persichetti

03 9633 7111

0402 055 437

adriano@myagentre.com.au

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

June quarter 2022: \$540,000



3 2 2

Property Type: Townhouse

Land Size: 214 sqm approx

Agent Comments

Comparable Properties

18 Nest PI POINT COOK 3030 (REI/VG)

Agent Comments

3 2 2

Price: \$599,250

Method: Auction Sale

Date: 27/08/2022

Property Type: Townhouse (Res)

Land Size: 196 sqm approx



360 Boardwalk Blvd POINT COOK 3030 (VG)

Agent Comments

3 - -

Price: \$590,000

Method: Sale

Date: 11/06/2022

Property Type: House (Res)

Land Size: 214 sqm approx

38 Paradise Pde POINT COOK 3030 (VG)

Agent Comments

2 - -

Price: \$535,000

Method: Sale

Date: 03/08/2022

Property Type: House (Res)

Land Size: 116 sqm approx