

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

295 Boardwalk 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2020

to

30 Nov 2021

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

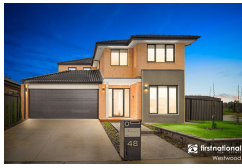
Date of sale

48 Victorking Drive Point Cook VIC 3030	\$821,000	15-Nov-21
6 Corboy Close Point Cook VIC 3030	\$855,000	21-Oct-21
40 Lispenard Circuit Point Cook VIC 3030	\$995,000	01-Dec-21

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: 21 December 2021



48 Victorking Drive Point Cook VIC 3030

Sold Price

^{RS} **\$821,000**

Sold Date

15-Nov-21

4 2 2

Distance

0.47km



6 Corboy Close Point Cook VIC 3030

Sold Price

\$855,000

Sold Date

21-Oct-21

5 3 2

Distance

0.9km



40 Lisperard Circuit Point Cook VIC 3030

Sold Price

^{RS} **\$995,000** ^{UN}

Sold Date

01-Dec-21

4 3 2

Distance

2.25km

RS = Recent sale

UN = Undisclosed Sale

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