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 Bardini Street 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 strange between \$830,000 & \$880,000	ingle Price	,	or range between	\$830,000	&	\$880,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Prope	erty type	pe House		Suburb	Point Cook
Period-from	01 Dec 2020	to	30 Nov 2	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.

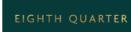
Address of comparable property	Price	Date of sale
2 Orpheus Street Point Cook VIC 3030	\$870,000	30-Oct-21
16 Waiben Crescent Point Cook VIC 3030	\$838,000	04-Nov-21
206 Sanctuary Lakes South Boulevard Point Cook VIC 3030	\$853,000	02-Sep-21

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: 07 December 2021





Lynn Li

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2 Orpheus Street Point Cook VIC 3030

Sold Price

**\$870,000 UN Sold Date

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₾ 2 ⇔ 2 Distance

0.38km



16 Waiben Crescent Point Cook VIC Sold Price 3030

\$838,000 UN Sold Date 04-Nov-21

= 4

\$ 2

Distance

0.51km



206 Sanctuary Lakes South **Boulevard Point Cook VIC 3030**

四 5

₾ 2

₾ 2

aggregation 2

Sold Price

\$853,000 Sold Date 02-Sep-21

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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