

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode

60 BEACHVIEW PARADE, 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)

Price Range: 

\$640,000 to \$690,000

### Median sale price

Median price  Property type 

House


 Suburb 

POINT COOK

Period 

01 January 2022 to 31 December 2022

 Source 



### Comparable property sales

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
10 HIDDICK RD, POINT COOK, VIC 3030	*\$668,000	16/01/2023
28 SPECTACLE CRES, POINT COOK, VIC 3030	\$685,000	29/11/2022
5 SELLECK DR, POINT COOK, VIC 3030	\$662,000	11/10/2022

This Statement of Information was prepared on: 

31/01/2023