

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	137 Waterhaven Boulevard Point Cook, 3030
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Indicative selling price

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

Range between	\$600,000 & \$630,000
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Median sale price

Median price	\$755,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	21-Feb-2023	to	20-Feb-2024	Source	CoreLogic

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
1	111 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$623,000	17-Oct-2023
2	200 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$642,000	11-Sep-2023
3	145 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$602,000	08-Sep-2023

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