

# 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 6 Helmsman Walk, 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

\$495,000

&

\$535,000

### Median sale price

Median price

\$770,000

Property Type

House

Suburb

Point Cook (3030)

Period - From

01/01/2022

to

31/12/2022

Source

Corelogic

### Comparable property sales

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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
310 BOARDWALK BOULEVARD, POINT COOK VIC 3030	\$560,000	17/11/2022
18 NEST PLACE, POINT COOK VIC 3030	\$599,250	27/08/2022
6 SWANVIEW WALK, POINT COOK VIC 3030	\$525,000	31/08/2022

This Statement of Information was prepared on: 30/01/2023

