

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

13/47 WATERHAVEN 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2022

to

30 Sep 2023

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

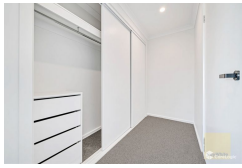
Date of sale

2 TAYA LANE POINT COOK VIC 3030	\$595,000	12-Jun-23
73 MURNONG STREET POINT COOK VIC 3030	\$575,000	16-Jun-23
145 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$602,000	26-Sep-23

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: 25 October 2023



2 TAYA LANE POINT COOK VIC 3030

 3
  2
  2

Sold Price

\$595,000

Sold Date

12-Jun-23

Distance

1.56km


73 MURNONG STREET POINT COOK VIC 3030

 3
  2
  2

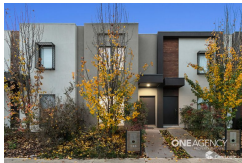
Sold Price

\$575,000

Sold Date

16-Jun-23

Distance

1.52km


145 WATERHAVEN BOULEVARD POINT COOK VIC 3030

 3
  2
  2

Sold Price

^{RS} **\$602,000**

Sold Date

26-Sep-23

Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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