

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	121 Bondi Parade Point Cook, 3030
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Indicative selling price

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

Range between	\$920,000 & \$950,000
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Median sale price

Median price	\$749,900	Property Type	HOUSE	Suburb	POINT COOK
Period - From	01-Jan-2024	to	09-Jul-2024	Source	REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	4 LITTLECROFT STREET POINT COOK VIC 3030	\$970,000	01-Mar-2024
2	372 SALTWATER PROMENADE POINT COOK VIC 3030	\$980,000	18-Jun-2024
3	106 BONDI PARADE POINT COOK VIC 3030	\$960,000	15-Feb-2024

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