



**5/3 CAMPASPE WAY POINT COOK  
VIC 3030**

 2  1  1

Sold Price

**\$460,000**

Sold Date **08-Aug-23**

Distance **0.55km**



**261 WATERHAVEN BOULEVARD  
POINT COOK VIC 3030**

 2  2  1

Sold Price

**\$530,000**

Sold Date **18-Jul-23**

Distance **0.76km**



**1/8 ANCONA COURT POINT COOK  
VIC 3030**

 2  2  1

Sold Price

**\$520,000**

Sold Date **16-Jun-23**

Distance **1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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## 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

4/47 WATERHAVEN BOULEVARD POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$500,000

### 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

5/3 CAMPASPE WAY POINT COOK VIC 3030	\$460,000	08-Aug-23
261 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$530,000	18-Jul-23
1/8 ANCONA COURT POINT COOK VIC 3030	\$520,000	16-Jun-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: 17 October 2023