

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

3 THE BREEZEWATER 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2021

to

30 Nov 2022

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 WILLIAMS BAY WALK POINT COOK VIC 3030	\$830,000	22-Aug-22
33 MONTEREY BAY DRIVE POINT COOK VIC 3030	\$820,000	19-Aug-22

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: 20 December 2022


**2 WILLIAMS BAY WALK POINT
COOK VIC 3030**
 3  2  2

Sold Price

\$830,000

Sold Date **22-Aug-22**

Distance

0.94km

**33 MONTEREY BAY DRIVE POINT
COOK VIC 3030**
 3  2  2

Sold Price

^{RS} **\$820,000**

Sold Date **19-Aug-22**

Distance

0.92km
RS = Recent sale

UN = Undisclosed Sale

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