

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

123 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$534,000

Property type

Unit

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 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

177 WATERHAVEN BOULEVARD POINT COOK VIC 3030	490000	25-Mar-22
2/47 WATERHAVEN BOULEVARD POINT COOK VIC 3030	500000	14-Oct-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 December 2022



**177 WATERHAVEN BOULEVARD
 POINT COOK VIC 3030**

 2  2  1

Sold Price

490000 Sold Date **25-Mar-22**

Distance -



**2/47 WATERHAVEN BOULEVARD
 POINT COOK VIC 3030**

 2  1  1

Sold Price

500000 Sold Date **14-Oct-22**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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