

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	22 Bliss Street Point Cook, 3030
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$740,000 & \$770,000
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### Median sale price

Median price	\$775,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	21-Feb-2023	to	20-Feb-2024	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	10 DIANELLA STREET POINT COOK 400m2	\$770,000	21-Nov-2023
2	6 DAISYBUSH DRIVE POINT COOK 404m2	\$780,000	21-Oct-2023
3	58 SUNNYBANK DRIVE POINT COOK 375m2	\$775,000	26-Sep-2023

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