

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 16 Maddock Street, Point Cook, VIC 3030

Indicative selling price

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

Price Range

\$750,000

&

\$825,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Point Cook (3030)

Period - From

01/03/2024

to

28/02/2025

Source

REA

Comparable property sales

A These are two 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 |
|---|-----------|--------------|
| 188 WATERHAVEN BOULEVARD, POINT COOK VIC 3030 | \$805,000 | 25/03/2025 |
| 48 SEAGRASS CRESCENT, POINT COOK VIC 3030 | \$785,000 | 27/03/2025 |
| | | |

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: 01/04/2025