Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	58a Tom Roberts Parade Point Cook, 3030

Indicative selling price

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

Range between	$630,000.00 & $660,000.00

Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	POINT COOK
Period - From	16-May-2021	to	15-May-2022	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	18 Vicky Court Point Cook 312m2	$677,000.00	24-Mar-2022
2	39 Dargy Amble Point Cook 400m2	$662,000.00	27-Jan-2022
3	8 Marshall Terrace Point Cook 310m2	$655,000.00	31-Mar-2022

This statement of information was prepared on 02-Jul-2022 at 4:33:54 PM EST