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 Island Point Avenue, Waterways, VIC 3195

Indicative selling price

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

Single price		or range between	$1,450,000	&	$1,550,000

Median sale price

Median price	$ 1,440,000	Property type	House	Suburb	WATERWAYS
Period - From	26/05/2021	to	26/05/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	22 Broadwater Drive Waterways Vic 3195	$1,450,000	2021-11-30
2	30 Deepwater Drive Waterways Vic 3195	$1,452,210	2021-12-12
3	52 Deepwater Drive Waterways Vic 3195	$1,600,000	2022-05-14

This Statement of Information was prepared on: 26/05/2022

CONSUMER AFFAIRS VICTORIA