

# 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 34 Bliss Street, Point Cook, Vic 3030 (land size: 420 m<sup>2</sup>, east facing)

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$738,000 & \$778,000

### Median sale price

Median price \$772,500 Property type House Suburb Point Cook

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

These are the four 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
41 Tamworth Grove, Point Cook, Vic 3030 (land size: 350 m <sup>2</sup> , south facing)	\$740,000	02 Feb 2024
34 Terrene Terrace, Point Cook, Vic 3030 (land size: 400 m <sup>2</sup> , east facing)	\$733,000	11 Dec 2023
14 Altitude Drive, Point Cook, Vic 3030 (land size: 392 m <sup>2</sup> , south facing)	\$740,000	04 Dec 2023
58 Sunnybank Drive, Point Cook, Vic 3030 (land size: 375 m <sup>2</sup> , east facing)	\$775,000	27 Sep 2023

This Statement of Information was prepared on: 21/03/2024