

## 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	49 Waves Drive 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	\$810,000 & \$838,000
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### Median sale price

Median price	\$810,000	Property Type	HOUSE 4 BEDROOM	Suburb	POINT COOK
Period - From	27-Apr-2023	to	26-Apr-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	12 ANCHOR CRESCENT POINT COOK 448m2	\$892,000	05-Mar-2024
2	20 MIAMI DRIVE POINT COOK 400m2	\$795,000	11-Dec-2023
3	223 SALTWATER PROMENADE POINT COOK 514m2	\$887,990	27-Oct-2023

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