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	50 MYSTIC GROVE POINT COOK VIC 3030

Indicative selling price

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

~~Single Price~~		or range between	$920,000	&	$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$749,250	Property type	House	Suburb	Point Cook
Period-from	01 Aug 2021	to	31 Jul 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
353 SALTWATER PROMENADE POINT COOK VIC 3030	$970,000	05-Jul-22
4 FRANCISCO BAY POINT POINT COOK VIC 3030	$1,030,000	20-Apr-22
3 RHODE ISLAND CLOSE POINT COOK VIC 3030	$1,035,000	18-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 August 2022