

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

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If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

417 Boardwalk – Prudence Parade, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 417 Boardwalk (152m2)	\$325,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
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Lot/Land offered for sale

Address
Including suburb or locality and postcode

418 Boardwalk – Prudence Parade, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 418 Boardwalk (152m2)	\$325,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

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Lot/Land type or class

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

419 Boardwalk – Prudence Parade, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 419 Boardwalk (203m2)	\$349,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

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Lot/Land type or class

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

420 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 420 Boardwalk (352m2)	\$549,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 458 Boardwalk	Lot/Land	10.5m	356m2	\$535,000	18/05/2022
Lot 437 Boardwalk	Lot/Land	12.5m	350m2	\$529,000	13/05/2022
Lot 413 Boardwalk	Lot/Land	11.0m	352m2	\$510,000	11/05/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

421 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 421 Boardwalk (336m2)	\$539,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 458 Boardwalk	Lot/Land	10.5m	356m2	\$535,000	18/05/2022
Lot 437 Boardwalk	Lot/Land	12.5m	350m2	\$529,000	13/05/2022
Lot 413 Boardwalk	Lot/Land	11.0m	352m2	\$510,000	11/05/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

422 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 422 Boardwalk (400m2)	\$589,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 461 Boardwalk	Lot/Land	12.5m	374m2	\$555,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

423 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 423 Boardwalk (400m2)	\$589,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 461 Boardwalk	Lot/Land	12.5m	374m2	\$555,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022

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Lot/Land offered for sale

Address
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424 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 424 Boardwalk (400m2)	\$589,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

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Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 461 Boardwalk	Lot/Land	12.5m	374m2	\$555,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

425 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 425 Boardwalk (423m2)	\$609,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022
Lot 457 Boardwalk	Lot/Land	13.0m	436m2	\$609,000	29/04/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

426 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 426 Boardwalk (439m2)	\$629,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 456 Boardwalk	Lot/Land	14.0m	477m2	\$649,000	06/05/2022
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

427 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 427 Boardwalk (416m2)	\$599,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022
Lot 457 Boardwalk	Lot/Land	13.0m	436m2	\$609,000	29/04/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

428 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 428 Boardwalk (416m2)	\$599,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022
Lot 457 Boardwalk	Lot/Land	13.0m	436m2	\$609,000	29/04/2022

This Statement of Information was prepared on: 01/06/2022

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

429 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 429 Boardwalk (416m2)	\$599,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022
Lot 457 Boardwalk	Lot/Land	13.0m	436m2	\$609,000	29/04/2022

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Statement of Information

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

430 Boardwalk – Terrence Terrace, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 430 Boardwalk (416m2)	\$599,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 460 Boardwalk	Lot/Land	14.3m	422m2	\$585,000	06/05/2022
Lot 439 Boardwalk	Lot/Land	15.0m	415m2	\$575,000	05/05/2022
Lot 457 Boardwalk	Lot/Land	13.0m	436m2	\$609,000	29/04/2022

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Statement of Information

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

431 Boardwalk – Prudence Parade, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 431 Boardwalk (352m2)	\$539,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 458 Boardwalk	Lot/Land	10.5m	356m2	\$535,000	18/05/2022
Lot 437 Boardwalk	Lot/Land	12.5m	350m2	\$529,000	13/05/2022
Lot 413 Boardwalk	Lot/Land	11.0m	352m2	\$510,000	11/05/2022

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Statement of Information

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

432 Boardwalk – Prudence Parade, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 432 Boardwalk (263m2)	\$429,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 455 Boardwalk	Lot/Land	12.5m	262m2	\$429,000	28/04/2022
Lot 330 Boardwalk	Lot/Land	16.0m	280m2	\$429,000	20/02/2022

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Statement of Information

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

433 Boardwalk – Prudence Parade, Point Cook VIC 3030

Indicative selling price

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

Lot/Land	Single Price
Lot 433 Boardwalk (212m2)	\$399,000

Lot/Land median sale price

Median Price

\$499,000

Suburb or locality

Point Cook

Period - From

Dec 20

To

Jun 22

Source

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Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
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