



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

35 Hargrave Avenue, Point Cook

Indicative selling price

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

Range between

\$490,000

&

\$510,000

Median sale price

Median price

\$440,000

House

Land

Suburb

Point Cook

Period - From

May 2018

to

Apr 2019

Source

RP Data Core Logic

Comparable 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.

Comparable #1

Address	2 Oberon Street, Point Cook		
Sale Price	\$467,000	Date of Sale	14/05/2019

Comparable #2

Address	66 Tristania Drive, Point Cook		
Sale Price	\$480,000	Date of Sale	19/01/2019

Comparable #3

Address	4 McWilliams Crescent, Point Cook		
Sale Price	\$500,000	Date of Sale	13/12/2018

LJ Hooker Point Cook
Shop 211/4 Main Street, Point Cook
03 9975 7080
pointcook.ljhooker.com.au

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