



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

10 Statesman Way, Point Cook

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$595,000

&

\$625,000

### Median sale price

Median price

\$630,000

House



Unit



Suburb

Point Cook

Period - From

Feb 2019

to

Jan 2020

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

<b>Address</b>	18 Hayward Drive, Point Cook		
<b>Sale Price</b>	\$595,000	<b>Date of Sale</b>	22/11/2019

#### Comparable #2

<b>Address</b>	111 Bondi Parade, Point Cook		
<b>Sale Price</b>	\$600,000	<b>Date of Sale</b>	06/09/2019

#### Comparable #3

<b>Address</b>	38 Spectacle Crescent, Point Cook		
<b>Sale Price</b>	\$600,000	<b>Date of Sale</b>	19/08/2019

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