

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

26 Teatree Terrace, Point Cook 3030

### Indicative selling price

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

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$705,000

\*House

X

\*Unit

Suburb

Point Cook 3030

Period - From

January 2018

to

March 2018

Source

[www.reiv.com.au](http://www.reiv.com.au)

### Comparable property sales

A\* 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
<b>1</b> 4 Holly Drive, Point Cook 3030	\$731,000	14/02/2018
<b>2</b> 35 Viola Avenue, Point Cook 3030	\$725,000	10/03/2018
<b>3</b> 37 Fuchsia Crescent, Point Cook	\$708,000	10/04/2018

  
**POINT COOK**  
REAL ESTATE

  
**SANCTUARY LAKES**  
REAL ESTATE

  
**WYNDHAM**  
RESIDENTIAL