



Statement of Information

Sections 47AF of the Estate Agents Act 1980

126 Tom Roberts Parade, POINT COOK 3030

Indicative selling price

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

Range \$950,000 - \$980,000

Median sale price

Median **House** for **POINT COOK** for period **Sep 2018 - Aug 2019**

Sourced from Realestate.com.au.

\$638,500

Comparable property 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 the most comparable to the property for sale.

23 Bowling Avenue,
Point Cook 3030

Price \$1,025,000 Sold 06
July 2019

37 Heatherbell Avenue,
Point Cook 3030

Price \$950,000 Sold 24
March 2018

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 six months

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au.

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