

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	19 Livorno Lane Point Cook, 3030
---	----------------------------------

Indicative selling price

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

Range between	\$830,000 & \$870,000
---------------	-----------------------

Median sale price

Median price	\$785,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	02-Feb-2023	to	01-Feb-2024	Source	Corelogic

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Midlothian Court, Point Cook, VIC 3030	\$868,500	04-Aug-2023
2	19 Juniper Avenue, Point Cook, VIC 3030	\$868,000	01-Nov-2023
3	8 Copeland Crescent, Point Cook, VIC 3030	\$845,000	08-Dec-2023

This statement of information was prepared on 01-Mar-2024 at 9:58:03 AM EST