

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	2/110 Sanctuary Lakes North Boulevard Sanctuary Lakes, 3030
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Indicative selling price

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

Range between	\$760,000 & \$790,000
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Median sale price

Median price	\$790,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	11-May-2022	to	10-May-2023	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	7/110 Sanctuary Lakes North Boulevard, Sanctuary Lakes	\$770,000	28-Feb-2023
2	3/110 Sanctuary Lakes North Boulevard, Sanctuary Lakes	\$760,000	25-Aug-2023
3	1/110 SANCTUARY LAKES NORTH BOULEVARD POINT COOK	\$832,000	NOT PROVIDED

This statement of information was prepared on 04-Sep-2023 at 12:32:37 PM EST