



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 5 Martaban Crescent, POINT COOK 3030

### Indicative selling price

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

**Range from \$750,000 -  
\$820,000**

### Median sale price

Median **House** for **POINT COOK** for period **Apr 2017 - Jun 2017**  
Sourced from **realestate.**

**\$580,000**

### 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.

**33 Millpond Drive ,** Price **\$830,000** Sold 24 April 2017  
Point Cook 3030

**4 Halycon Street,** Price **\$780,000** Sold 17 May 2017  
Point Cook 3030

**261 Sneydes Road,** Price **\$835,000** Sold 29 June 2017  
Point Cook 3030

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.

House

5 beds

3 baths

2 parking

### Contact agents

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