



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**11 Ironwood Drive,  
POINT COOK 3030**

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$690,000 - \$759,000**

### Median sale price

Median **House** for **POINT COOK** for period **Jul 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$675,000**

### 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.

**61 Bliss Street,**  
Point Cook 3030

**Price \$685,000** Sold 15  
August 2018

**17 Keppel Way,**  
Point Cook 3030

**Price \$705,400** Sold 14 July  
2018

**415 Boardwalk Boulevard,**  
Point Cook 3030

**Price \$720,000** Sold 24  
August 2018

### 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 Pricefinder.

#### Ray White Balwyn

367 Whitehorse Road,  
Balwyn VIC 3103

#### Contact agents



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**RayWhite**