

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Island Way,  
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 from \$ 670,000 - \$ 730,000**

## Median sale price

Median **House** for **Point cook** for period **Jan 2017 - May 2017**  
Sourced from **RP DATA**.

**\$ 650,000**

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**93 YURUGA BVD,**  
Point Cook 3030

**Price \$ 670,000** Sold 30 May 2016

**6 6 GRANDIFLORA GR,**  
Point cook 3030

**Price \$ 630,000** Sold 11 September 2016

**5 Island Way,**  
Point Cook 3030

**Price \$ 645,000** Sold 14 November 2016

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 RP DATA.

## Contact agents

 **Gaurav Kapoor**  
Stockdale & Leggo

0404 134 739

[gaurav.kapoor@stockdaleleggo.com.au](mailto:gaurav.kapoor@stockdaleleggo.com.au)

**Stockdale & Leggo Laverton**

7/4 Norwest Avenue,  
Laverton VIC 3028