

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 12 Grassmere Road, Point Cook 3030

Indicative selling price

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

or range
between \$660,000 & \$690,000

Median sale price

Median price \$702,000

*House ☒

Suburb Point Cook 3030

Period - From April 18

to June 18

Source www.reiv.com.au

Comparable property sales

A* 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 47 Dunkirk Drive Point Cook VIC 3030	\$703,000	05/05/2018
2 70 Dalkeith Drive Point Cook VIC 3030	\$687,500	14/06/2018
3 11 Glastonbury Circuit Point Cook VIC 3030	\$720,000	18/07/2018

