

Statement of Information

Sections 47AF of the Estate Agents Act 1980

38 Spectacle Crescent, Point Cook, 3030

Indicative selling price

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

Range: \$595,000 - \$630,000

Median sale price

Median **House** for **POINT COOK** for period **May 2018 – Apr 2019**
Sourced from **CoreLogic**

\$640,500

Comparable property sales

These are the three properties sold within two kilometres of the property on 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.

22 Goolwa Road Point Cook	Price \$556,000	Sold 30/03/2019
34 Selleck Drive Point Cook	Price \$595,000	Sold 31/03/2019
19 Sundowner Place Point Cook	Price \$600,000	Sold 5/03/2019

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 REIV.



4 beds



2 baths



2 parking

MICM Real Estate

2/238 Boardwalk Boulevard
Point Cook, VIC, 3030

Contact agents



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