

Yan Li

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

39 Postema Drive Point Cook VIC 3030

 4  2  2

## Indicative Selling Price

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

Single Price \$525,000

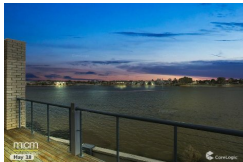











## Median Sale Price

\$640,500 Houses in Point cook between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## 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 most comparable to the property for sale.

	<b>83 Broadbeach Circuit Point Cook VIC 3030</b>	Sold Price	<b>\$625,000</b>	Sold Date	<b>02-Jun-18</b>
	 4  2  2			Distance	<b>2.18km</b>
	<b>91 Broadbeach Circuit Point Cook VIC 3030</b>	Sold Price	<b>\$570,000</b>	Sold Date	<b>26-Jan-19</b>
	 4  2  2			Distance	<b>2.2km</b>
	<b>9/2 Sandlewood Lane Point Cook VIC 3030</b>	Sold Price	<b>\$590,000</b>	Sold Date	<b>13-Sep-18</b>
	 4  2  2			Distance	<b>2.56km</b>

RS = Recent sale

UN = Undisclosed Sale

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**91 Signature Boulevard Point Cook VIC 3030** Sold Price **\$570,000** Sold Date **27-Sep-18**  
 Distance **2.8km**  
 4 beds 2 bathrooms 2 cars



**112 Signature Boulevard Point Cook VIC 3030** Sold Price **\$597,000** Sold Date **31-Jan-18**  
 Distance **2.91km**  
 4 beds 2 bathrooms 2 cars



**13 Tathra Grove Point Cook VIC 3030** Sold Price **\$320,000** Sold Date **19-Mar-18**  
 Distance **3.86km**  
 4 beds 2 bathrooms 2 cars



**28 Tom Roberts Parade Point Cook VIC 3030** Sold Price **\$540,000** Sold Date **20-May-18**  
 Distance **3.91km**  
 4 beds 2 bathrooms 2 cars



**30 Tom Roberts Parade Point Cook VIC 3030** Sold Price **\$602,000** Sold Date **24-Mar-18**  
 Distance **3.92km**  
 4 beds 2 bathrooms 2 cars

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**12 Spinner Way Point Cook VIC 3030**

 4  2  2

Sold Price

**\$300,000**

Sold Date

**15-Oct-18**

Distance

**4.05km**



**7 Treeleaf Avenue Point Cook VIC 3030**

 4  2  2

Sold Price

**\$510,000**

Sold Date

**28-Nov-18**

Distance

**4.06km**



**67 Central Park Avenue Point Cook VIC 3030**

 4  2  2

Sold Price

**\$540,000**

Sold Date

**13-Dec-17**

Distance

**4.19km**



**98 Grassbird Drive Point Cook VIC 3030**

 4  2  2

Sold Price

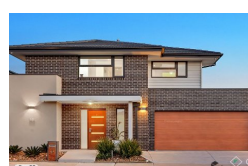
**\$585,000**

Sold Date

**09-Dec-17**

Distance

**4.24km**



**21 Circus Avenue Point Cook VIC 3030**

 4  2  2

Sold Price

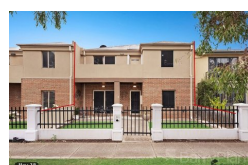
**\$607,000**

Sold Date

**02-Sep-18**

Distance

**4.29km**



**11 Sunny Lane Point Cook VIC 3030**

 4  2  2

Sold Price

**\$510,000**

Sold Date

**29-Jan-19**

Distance

**4.35km**

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**13 Sunny Lane Point Cook VIC 3030** Sold Price **\$560,000** Sold Date **20-Feb-19**

4 2 2

Distance **4.35km**

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