

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 32 Waves Drive, Point Cook 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$499,999 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House X *Unit Suburb Point Cook
Period - From April 2017 to June 2017 Source APM - Pricefinder

Comparable property sales (*Delete A or B below as applicable)

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 – 16 Mystic Grove, Point Cook	\$502,000	14/07/2017
2 – 54 Stoneyfell Road, Point Cook	\$510,000	11/04/2017
3 – 5 Pier Way, Point Cook	\$526,000	10/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.