

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**11 Verdure Street,  
POINT COOK 3030**

### Indicative selling price

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

**Range \$730,000 - \$750,000**

### Median sale price

Median **House** for **POINT COOK** for period **Feb 2018 - Mar 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$676,250**

### Comparable property sales

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 the most comparable to the property for sale.

**11 Grandiflora Grove,**  
Point Cook 3030

**Price \$721,000** Sold 18  
November 2017

**19 Tobago Avenue,**  
Point Cook 3030

**Price \$753,000** Sold 28  
October 2017

**52 Alamanda Boulevard,**  
Point Cook 3030

**Price \$773,000** Sold 28  
October 2017

### 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 [realestate.com.au](http://realestate.com.au).

House



4 beds



2 baths



2 parking

#### MICM Real Estate

178 City Road,  
Southbank VIC 3006

#### Contact agents



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**micm** real estate