

Jack Li

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

41 Peroomba Drive Point Cook VIC 3030

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Indicative Selling Price

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

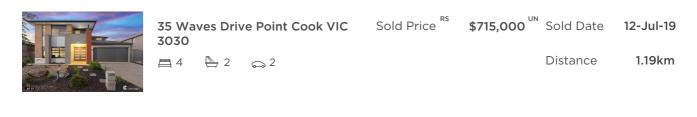
Range between \$690,000 & \$740,000

Median Sale Price

\$638,500 Houses in Point cook between 01 Sep 2018 - 31 Aug 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.





| 3 Saltbush Street Point Cook VIC 3030 | Sold Price | \$713,000 | Sold Date | 02-Apr-19 |
|---------------------------------------|------------|-----------|-----------|-----------|
| □ 4 | | | Distance | 1.96km |



| 2 Skoda Circuit Point Cook VIC 3030 | | | Sold Price ^{RS} | \$695,000 ^{UN} | Sold Date | 08-Jul-19 |
|--|-----|----------------|--------------------------|-------------------------|-----------|-----------|
| 昌 4 | 2 🚔 | ⇔ ² | | | Distance | 0.79km |

RS = Recent sale UN = Undisclosed Sale

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