

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Etchell Court, 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 \$650,000 - \$680,000**

### Median sale price

Median **House** for **POINT COOK** for period **Jan 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$640,000**

### 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.

**4 Manoora Tce,**  
Point Cook 3030

**Price \$695,000** Sold 20  
April 2018

**1 Daisy Drive,**  
Point Cook 3030

**Price \$738,000** Sold 17  
March 2018

**8 Vine Close,**  
Point Cook 3030

**Price \$710,000** Sold 01 July  
2018

### 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 Pricefinder.

House

4 beds

2 baths

2 parking

### Biggin & Scott Wyndham City

108/22-30 Wallace Avenue,  
Point Cook VIC 3030

### Contact agents

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