

32m

6.25m<sup>2</sup>

736m<sup>2</sup>

32m

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**12 Brinkerhoff Crescent,  
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 \$540,000 - \$560,000**

### Median sale price

Median **Vacant Land** for **POINT COOK** for period **Feb 2019 - Jun 2019**

Sourced from **CoreLogic**.

**\$440,000**

### 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.

**3 Almeria Parade,**  
Point Cook 3030

**Price \$580,000** Sold 19  
February 2019

**17 Coastal Promenade,**  
Point Cook 3030

**Price \$850,000** Sold 04  
February 2019

**17 Messina Crescent,**  
Point Cook 3030

**Price \$720,000** Sold 26  
March 2019

This Statement of Information was prepared on 1st Oct 2019

### 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 CoreLogic.

### SKAD Real Estate Thomastown

177 High Street,  
Thomastown VIC 3074

### Contact agents



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