

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**7 Bramble Way,  
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 \$845,000 - \$865,000**

### Median sale price

Median for **POINT COOK** for period **Oct 2018 - Sep 2019**

Sourced from **Corelogic**.

**\$630,000**

### 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 Lincolnheath Boulevard,**  
Point Cook 3030

**Price \$840,000** Sold 05 June  
2019

**1 Poppy Place,**  
Point Cook 3030

**Price \$850,000** Sold 21 June  
2019

**220 Point Cook Road,**  
Point Cook 3030

**Price \$870,000** Sold 29  
August 2019

This Statement of Information was prepared on 29th 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.



4 beds



2 baths



2 parking

#### Ace Real Estate

Shop 4/4 Neville Avenue,  
Laverton VIC 3028

#### Contact agents



**Sunny Sharma**

03-9931 1333

0466 88 55 99

[sunny@acerealestate.com.au](mailto:sunny@acerealestate.com.au)



**Ravish Sharma**

8393 5500

0415377470

[ravish@acerealestate.com.au](mailto:ravish@acerealestate.com.au)