

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 56 Tournament Drive, Sanctuary Lakes

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$795,000 & \$825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$678,000 *House ☒ *Unit ☐ Suburb Point Cook

Period - From July 18 to September 18 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 Bluechip Court Sanctuary Lakes	\$830,000	10/18
44 Scenic Drive, Sanctuary Lakes	\$800,000	09/18
11 Scenic Drive, Sanctuary Lakes (Single Storey)	\$801,000	10/2018

