

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 20 Lincoln Park Close Sanctuary lakes Victoria 3030

Indicative selling price

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

\$605,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median price \$678,000

*House

X

Point Cook

Period - From Sept 2018

to

Dec 2018

Source

REIV

Comparable property sales

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
15 Riverglades Dr Sanctuary Lakes Vic 3030	\$665,000	Aug 2018
15 The breezewater Sanctuary Lakes Vic 3030	\$645,000	Aug 2018
32 Monterey Bay Dr Sanctuary Lakes Vic 3030	\$685,000	Aug 2018


POINT COOK
REAL ESTATE


SANCTUARY LAKES
REAL ESTATE


WYNDHAM
RESIDENTIAL