

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

54 Greg Norman Dr Sanctuary Lakes, 3030

Indicative selling price

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

Range between \$749,000.00 & \$779,000.00

Median sale price

Median price \$688,000.00 Property Type HOUSE Suburb POINT COOK

Period - From 01-Mar-2020 to 28-Feb-2021 Source Realestate.com.au

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/5 Greg Norman Drive Point Cook	\$750,000.00	06-Oct-2020
2	30/1 Greg Norman Drive Point Cook	\$809,690.00	02-Mar-2021
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This statement of information was prepared on 06-Aug-2021 at 4:00:05 PM EST