

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 7 Coombes Court, Point Cook – VIC 3030

Indicative selling price

Single price or range between \$620,000 \$680,000

Median sale price

Median price \$630,000 *House Y *Unit Suburb Point Cook

Period - From September 2019 to October 2019 Source Realestate.com.au

Comparable property sales

These are the three properties sold within Two kilometres of the property for sale in the last 6 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. 21 Barwick Gardens Point Cook VIC 3030	\$680,000	17/07/19
2. 19 Pankhurst Promenade Point Cook VIC 3030	\$675,000	22/06/19
3. 36 Heatherbell Avenue Point Cook VIC 3030	\$680,000	19/10/19