

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17 Finchley Road Point Cook VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Point Cook

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 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

|  |           |           |
|--|-----------|-----------|
| 14 Langbourne Court Point Cook VIC 3030  | \$537,000 | 17-Oct-19 |
| 126 Seabrook Boulevard Seabrook VIC 3028 | \$485,000 | 02-Sep-19 |
| 4 Seabreezer Place Point Cook VIC 3030   | \$439,000 | 09-Jul-19 |

OR

**B\*** ~~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 6 months.~~

This Statement of Information was prepared on: 14 November 2019


**14 Langbourne Court Point Cook  
VIC 3030**
 -  -  -

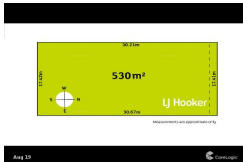
Sold Price

<sup>RS</sup>
**\$537,000**

Sold Date

**17-Oct-19**

Distance

**1.61km**

**126 Seabrook Boulevard Seabrook  
VIC 3028**
 -  -  -

Sold Price

<sup>RS</sup>
**\$485,000**

Sold Date

**02-Sep-19**

Distance

**1.19km**
**4 Seabreezer Place Point Cook VIC  
3030**
 -  -  -

Sold Price

**\$439,000**

Sold Date

**09-Jul-19**

Distance

**1.96km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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