

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 Lot 701/2 Denman Drive, Point Cook VIC 3030

Indicative selling price

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

Single price \$605,500

Median sale price

Median price \$576,500 Property type House Suburb Point Cook 3030

Period - From 1 Jul 2019 to 30 Jun 2020 Source REIV

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
16 Peroomba Drive, Point Cook VIC 3030	\$580,000	12 AUG 2020
44 Spectacle Crescent, Point Cook VIC 3030	\$555,000	26 MAY 2020
27 Mulloway Drive, Point Cook VIC 3030	\$595,000	15 JUL 2020

This Statement of Information was prepared on: 10/11/2020