

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 34 SCENIC DRIVE, POINT COOK VIC 3030

Indicative selling price

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

Single price \$ or range between \$820,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$680,000 *House ☒ *Unit ☐ Suburb POINT COOK

Period - From OCT 2017 to DEC 2017 Source REIV

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 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 39 SANDY POINT ROAD, POINT COOK	\$851,888	11 DEC 2017
2 52 SANCTUARY LAKES SOUTH BOULEVARD, POINT COOK	\$815,000	20 DEC 2017
3 21 SANCTUARY LAKES EAST BOULEVARD, POINT COOK	\$810,000	06 MAR 2018

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 six months.~~

