

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

PROPERTY ADDRESS: 54 LANCASTER DRIVE, POINT COOK 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 \$550,000.00 & \$580,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$545,000.00 *House ☒ *unit ☐ Suburb or locality POINT COOK

Period - From 01 JAN 2016 to 31 DEC 2016 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 11 DAFFODIL WAY, POINT COOK	\$550,000.00	11 / 04 / 2017
2. 39 LANCASTER DRIVE, POINT COOK	\$560,000.00	16 / 01 / 2017
3. 27 CRESWICK DRIVE, POINT COOK	\$580,000.00	17 / 12 / 2016

OR

B* ~~Either~~ 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*.

~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)