



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9/2 Sandlewood Lane, POINT COOK 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$580,000 - \$620,000**

### Median sale price

Median **Unit** for **POINT COOK** for period **Nov 2017 - Oct 2018**

Sourced from **REIV**.

**\$453,500**

### 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 the most comparable to the property for sale.

**97 Broadbeach Circuit,**  
Point Cook 3030

**Price \$615,000** Sold 04  
October 2018

**70 Middleton Drive,**  
Point Cook 3030

**Price \$585,500** Sold 29  
August 2018

**3/19 Messina Crescent,**  
Point Cook 3030

**Price \$596,000** Sold 18  
August 2018

### Additional Information

Strata Fees approx \$2600 per year/Water rates approx \$600 per year/  
Council rates approx \$1800 per year

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit

4 beds

2 baths

2 parking

### MICM Real Estate

178 City Road,  
Southbank VIC 3006

### Contact agents



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**micm** real estate