



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

38 Postema Drive, Point Cook, 3030

Indicative selling price

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

Single price

or range between

\$520,000.00

&

\$560,000.00

Median sale price

Median price

\$638,500.00

Property type

House

Suburb

POINT COOK

Period - From

Sep 2018

to

Aug 2019

Source

CoreLogic

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
66 Carmen Road Point Cook VIC 3030	\$525,000.00	11/06/2019
17 Statesman Way Point Cook VIC 3030	\$530,000.00	26/06/2019
100 Evesham Drive Point Cook VIC 3030	\$530,000.00	18/07/2019

This Statement of Information was prepared on:

Thursday 12th September 2019