

# 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 3021 Bowral Road, Point Cook

### Indicative selling price

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

Single price \$649,000

or range between \$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$680,000

\*House X

\*Unit

Suburb Point Cook

Period - From September to December

Source [www.reiv.com.au](http://www.reiv.com.au)

### 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 60 Seagrass Avenue, Point Cook	\$637,500	11/12/2017
2 3 Plume Place, Point Cook	\$650,000	21/10/2017
3 10 Anglers Avenue, Point Cook	\$635,000	12/09/2017

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.~~

