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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1 Bari Mews Point Cook VIC 3030

 3  2  1

## Indicative Selling Price

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

Single Price \$520,000













## Median Sale Price

\$655,000 Houses in Point cook between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>37 The Crescent Point Cook VIC 3030</b>		Sold Price	<b>\$522,000</b>	Sold Date	<b>26-Jul-18</b>
	 3	 1	 1		Distance	<b>0.7km</b>
	<b>45 Hyde Park Terrace Point Cook VIC 3030</b>		Sold Price	<b>\$565,000</b>	Sold Date	<b>18-Aug-18</b>
	 3	 2	 1		Distance	<b>0.89km</b>
	<b>7 Terrene Terrace Point Cook VIC 3030</b>		Sold Price	<b>\$550,000</b>	Sold Date	<b>28-May-18</b>
	 3	 1	 1		Distance	<b>0.99km</b>

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