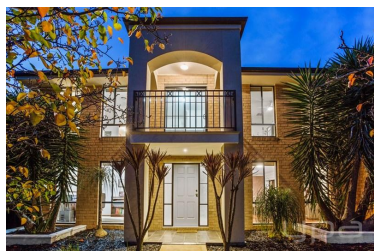


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 CRYSTAL COURT, POINT COOK, VIC

4 2 2

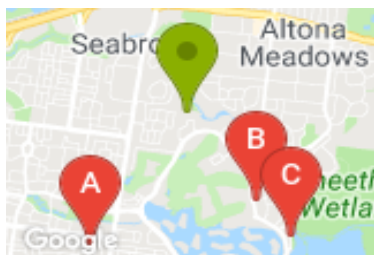
Indicative Selling Price

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

Price Range: \$770,000 to \$840,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

\$621,000

01 April 2018 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 SNOWBUSH TCE, POINT COOK, VIC 3030

4 2 2

Sale Price

****\$760,000**

Sale Date: 25/07/2018

Distance from Property: 2.3km



4 BAYSIDE DR, POINT COOK, VIC 3030

4 3 2

Sale Price

***\$780,000**

Sale Date: 06/06/2018

Distance from Property: 1.6km



27 COASTAL PROM, POINT COOK, VIC 3030

4 2 2

Sale Price

\$840,000

Sale Date: 20/02/2018

Distance from Property: 2.2km



This report has been compiled on 28/07/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

17 CRYSTAL COURT, POINT COOK, VIC

Indicative selling price

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

Price Range:

\$770,000 to \$840,000

Median sale price

Median price

\$621,000

House

X

Unit

Suburb

POINT COOK

Period

01 April 2018 to 30 June 2018

Source



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
1 SNOWBUSH TCE, POINT COOK, VIC 3030	**\$760,000	25/07/2018
4 BAYSIDE DR, POINT COOK, VIC 3030	*\$780,000	06/06/2018
27 COASTAL PROM, POINT COOK, VIC 3030	\$840,000	20/02/2018