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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1/2 Lakeside Drive 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)

Range between \$480,000 & \$520,000

## Median Sale Price

\$460,000 Units in Point cook between Sep 2017 - Aug 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.



**6 Broadbeach Circuit Point Cook VIC 3030**

 3  2  2

Sold Price

**\$508,000**

Sold Date

**08-Apr-18**

Distance

**0.46km**



**1/6-8 Friar Park Place Point Cook VIC 3030**

 3  2  1

Sold Price

**\$494,000**

Sold Date

**05-Jul-18**

Distance

**1.13km**



**11 Chapel Street Point Cook VIC 3030**

 3  2  1

Sold Price

**\$490,000**

Sold Date

**24-May-18**

Distance

**1.92km**

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