



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 58 Carrick Street, POINT COOK 3030

#### Indicative selling price

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

**Range \$590,000 - \$649,000**

#### Median sale price

Median **House** for **POINT COOK** for period **Nov 2018 - Oct 2019**

Sourced from **RP DATA**.

**\$415,000**

#### 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 the most comparable to the property for sale.

**39 Perommba Drive ,**  
Point Cook 3030

**Price \$550,000** Sold 19 June  
2019

**1 Brindabella Chase,**  
Point Cook 3030

**Price \$610,000** Sold 10 May  
2019

**5 Whalers Street,**  
Point Cook 3030

**Price \$550,000** Sold 15 June  
2019

This Statement of Information was prepared on 13th Nov 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP DATA.

#### YPA Estate Agents Derrimut

9/20 Mt Derrimut Rd,  
Derrimut VIC 3030

#### Contact agents



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