



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**38 Lakeside Drive,  
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 \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **POINT COOK** for period **Jul 2017 - Dec 2017**  
Sourced from **Princefinder**.

**\$637,500**

### 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.

<b>2 AUTUMN CLOSE, POINT COOK 3030</b>	<b>Price \$1,225,000</b> Sold 16 January 2018
<b>55 SANCTUARY LAKES SOUTH BVD, POINT COOK 3030</b>	<b>Price \$1,150,000</b> Sold 08 November 2017
<b>10 RHODE ISLAND CL, POINT COOK 3030</b>	<b>Price \$1,098,888</b> Sold 02 November 2017

### 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 Princefinder.

House

5 beds

3 baths

2 parking

### True Value Real Estate

3/211 Leakes Road,  
Truganina VIC 3029

### Contact agents



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