

# 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 21 Stoneyfell Road, Point Cook, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$480,000 & \$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$590,000 \*House \*Unit Suburb Point Cook

Period - From Jan 2017 to Mar 2017 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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. 5 Foxall walk, Point Cook	\$481,000	9/03/2017
2. 16 Mystic grove, Point Cook	\$502,000	14/07/2017
3. 54 Seafarer way, Point Cook	\$510,000	21/02/2017

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

  
POINT COOK  
REAL ESTATE

  
SANCTUARY LAKES  
REAL ESTATE

  
WYNDHAM  
RESIDENTIAL