

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 20 Grand Canal Boulevard, SANCTUARY LAKES 3030

Indicative selling price

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

Single price \$849,000

Median sale price

Median **House** for **SANCTUARY LAKES** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$625,000

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.

29 Sandy Point Rd,
Point Cook 3030

Price \$865,000 Sold 23 May
2019

4 Lincolnheath Blvd,
Point Cook 3030

Price \$840,000 Sold 05 June
2019

8 Lakeside Dr,
Point Cook 3030

Price \$830,000 Sold 11
August 2019

This Statement of Information was prepared on 28th 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 Pricefinder.



House



4 beds



3 baths



2 parking

Living Prospect Real Estate

Sanctuary Lakes Shopping Centre,
Level 1, Office 4, 300 Point Cook
Road,
Point Cook VIC 3030

Contact agents



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