

# 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 8 Coastal Promenade, 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 \$\*880,000

or range between \$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$678,000

\*House X

\*Unit

Suburb Point Cook

Period - From Sept 2018

to Dec 2018

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 2 Francisco Bay Point, Point Cook	\$830,000	Aug 2018
2 34 Monterey Bay Drive, Point Cook	\$860,000	Sept 2018
3 23 Monterey Bay Drive, Point Cook	\$900,000	Sept 2018

  
**POINT COOK**  
REAL ESTATE

  
**SANCTUARY LAKES**  
REAL ESTATE

  
**WYNDHAM**  
RESIDENTIAL