

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 2 Helpmann Avenue, Point Cook 3030

Indicative selling price

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

Single price \$ 720,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 670,000

House

Suburb Point Cook

Period - From Sept 2019 to Dec 2020

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
20 Licodia Avenue, Point Cook 3030	\$ 720,500	10 Aug 2019
29 Sommersby Road, Point Cook 3030	\$ 650,000	19 Dec 2019
5 Milport Court, Point Cook 3030	\$ 715,000	15 Oct 2019

This Statement of Information was prepared on: 10 Feb 2020