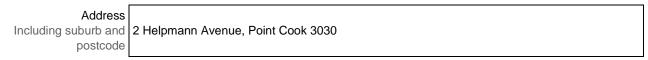
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale



#### Indicative selling price

For the meaning of this p	rice see consumer.vic	gov.au/underquoti	ng (*Delete sing	le price or range as	s 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)

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

