

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 Manna Way, Point Cook 3030

Indicative selling price

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

or range
between \$830,000 & \$860,000

Median sale price

Median price \$678,000 *House ☒ Suburb Point Cook

Period - From July 18 to September 18 Source www.reiv.com.au

Comparable property sales

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 34 Fireside Avenue, Point Cook	\$830,000	22/9/2018
2 3 Kirami Avenue, Point Cook	\$830,000	21/07/2018
3 23 Oakland Avenue, Point Cook	\$820,000	18/06/2018

