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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

18 Tuncurry Road, 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)

range between

\$699,000

&

\$749,000

### Median sale price

Median price

\$636,000

House

x

Suburb

Point Cook, VIC 3030

Period - From

Jul 2017

to

Jun 2018

Source

RP Data (Core Logic)

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 Kyogle Avenue, Point Cook VIC 3030	\$710,000	25 Feb 18
66 Regal Road, Point Cook VIC 3030	\$712,000	05 Mar 18
5 Gallant Road, Point Cook VIC 3030	\$741,000	21 Apr 18

Property data source: RP Data (Core Logic). Generated on 11 July 2018.