
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

18 Waiben Crescent, Point Cook, VIC 3030

Indicative selling price

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

range between

\$699,000

&

\$749,000

Median sale price

Median price

\$642,000

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
1 Daisy Drive, Point Cook, VIC 3030	\$738,000	17 Mar 18
35 Viola Avenue, Point Cook, VIC 3030	\$725,000	10 Mar 18
27 Cooida Way, Point Cook, VIC 3030	\$740,000	24 Feb 18

Property data source: RP Data (Core Logic). Generated on 25 July 2018.