



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

6 Grand Canal Boulevard, Point Cook (Sanctuary Lakes)

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$595,000

&

\$645,000

### Median sale price

Median price

\$625,000

House



Unit

Suburb

Point Cook

Period - From

May 2017

to

April 2018

Source

RP Data Core Logic

### Comparable 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.

#### Comparable #1

<b>Address</b>	114 Signature Boulevard, Sanctuary Lakes		
<b>Sale Price</b>	\$597,000	<b>Date of Sale</b>	06/03/2018

#### Comparable #2

<b>Address</b>	38 Half Moon Terrace, Sanctuary Lakes		
<b>Sale Price</b>	\$600,000	<b>Date of Sale</b>	15/02/2018

#### Comparable #3

<b>Address</b>	5/32 Sandlewood Lane, Sanctuary Lakes		
<b>Sale Price</b>	\$635,000	<b>Date of Sale</b>	04/01/2018

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