



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

4 Huckleberry Street, Point Cook

### Indicative selling price

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

Range between

\$400,000

&

\$450,000

### Median sale price

Median price

\$351,500

House

Land

Suburb

Point Cook

Period - From

June 2017

to

May 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>	4 Bowral Avenue, Point Cook		
<b>Sale Price</b>	\$443,000	<b>Date of Sale</b>	14/05/2018

#### Comparable #2

<b>Address</b>	9 Saltmarsh Crescent, Point Cook		
<b>Sale Price</b>	\$460,000	<b>Date of Sale</b>	06/03/2018

#### Comparable #3

<b>Address</b>	207 Featherbrook Drive, Point Cook		
<b>Sale Price</b>	\$460,000	<b>Date of Sale</b>	09/01/2018

LJ Hooker Point Cook  
Shop 211/4 Main Street, Point Cook  
03 9975 7080  
[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au)