

LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

10 Baltic Circuit, Point Cook

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$573,650

House

Unit

Suburb

Point Cook

Period - From

August 2016

to

July 2017

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

Address	33 Caspian Circuit, Point Cook		
Sale Price	\$599,000	Date of Sale	22/06/2017

Comparable #2

Address	6 Vacation Way, Point Cook		
Sale Price	\$606,000	Date of Sale	21/01/2017

Comparable #3

Address	6 Plume Place, Point Cook		
Sale Price	\$610,000	Date of Sale	14/05/2017

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