



## 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)

55 Pottery Avenue, POINT COOK, 3030

### Indicative selling price

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

Single Price

or range between

\$470,000

&

\$510,000

### Median sale price

Median price

\$812,000

Property type

House

Suburb

POINT COOK, 3030

Period from

08/01/2018

to

02/05/2018

Source

rea

### Comparable property sale

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

207 Featherbrook Drive, POINT COOK, 3030 Victoria

\$460,000

09/01/2018

38 Victorking Drive, POINT COOK, 3030 Victoria

\$425,000

14/01/2018

4 Bottletree Road, POINT COOK, 3030 Victoria

\$580,000

02/02/2018