

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 99 JAMIESON WAY, POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$650,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$706,500 House *Unit Suburb POINT COOK

Period - From APR 2017 to JUN 2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A 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 18 BARDINI STREET, POINT COOK | \$685,000 | 07 JUL 2018 |
| 2 9 THE STRAND, POINT COOK | \$660,000 | 27 FEB 2018 |
| 3 8 MINT PLACE, POINT COOK | \$686,000 | 17 JUL 2018 |

OR

~~**B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~


POINT COOK
REAL ESTATE


SANCTUARY LAKES
REAL ESTATE


WYNDHAM
RESIDENTIAL