



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

7 Modra Street, Point Cook

Indicative selling price

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

Range between

\$640,000

&

\$660,000

Median sale price

Median price

\$580,000

House



Unit



Suburb

Point Cook

Period - From

Sept 2016

to

August 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	20 Pepperjack Way, Point Cook		
Sale Price	\$610,000	Date of Sale	09/08/2017

Comparable #2

Address	208 Saltwater Promenade, Point Cook		
Sale Price	\$627,500	Date of Sale	31/08/2017

Comparable #3

Address	16 Spencer Street, Point Cook		
Sale Price	\$645,000	Date of Sale	18/05/2017

LJ Hooker Point Cook
Shop 211/4 Main Street, Point Cook
03 9975 7080
pointcook.ljhooker.com.au