



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

22 Fairbridge Road, 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

\$870,000

&

\$920,000

### Median sale price

Median price

\$585,000

House

Unit

Suburb

Point Cook

Period - From

Oct 2016

to

Sept 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

<b>Address</b>	67 Hemsley Promenade, Point Cook		
<b>Sale Price</b>	\$880,000	<b>Date of Sale</b>	03/06/2017

#### Comparable #2

<b>Address</b>	91 Juniper Avenue, Point Cook		
<b>Sale Price</b>	\$860,000	<b>Date of Sale</b>	14/05/2017

#### Comparable #3

<b>Address</b>	16 Brownlow Drive, Point Cook		
<b>Sale Price</b>	\$930,000	<b>Date of Sale</b>	01/05/2017

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