

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

1 Lord Place, Point Cook 3030

Indicative selling price

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

or range
between

\$550,000 & \$580,000

Median sale price

Median price

\$680,000 *House Suburb Point Cook 3030

Period - From September to December Source www.reiv.com.au

Comparable property sales

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
1 254 Boardwalk Boulevard, Point Cook 3030	\$571,000	20/12/2017
2 15 Tanner Mews, Point Cook 3030	\$550,000	29/01/2018
3 3 Wells Road, Point Cook 3030	\$570,000	17/01/2018


POINT COOK
REAL ESTATE


SANCTUARY LAKES
REAL ESTATE


WYNDHAM
RESIDENTIAL