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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

36 Grassland Drive, Point Cook, VIC 3030
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### Indicative selling price

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

Range Between 

\$780,000
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 & 

\$820,000
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### Median sale price

Median price 

\$555,000
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 House  Suburb 

Point Cook
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Period - From 

May 2016
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 to 

April 2017
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 Source 

RP Data - CoreLogic
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### Comparable property 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.

Address of comparable property	Price	Date of sale
11 Coolum Street, Point Cook VIC 3030	\$808,888	23-Jan-17
6 Cooinda Way, Point Cook VIC 3030	\$795,000	03-Apr-17
2 Mangrove Parade, Point Cook VIC 3030	\$782,000	18-Apr-17