

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 11 Emily Crescent, Point Cook, VIC 3030

Indicative selling price

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

\$525,000

&

\$545,000

Median sale price

Median price \$585,000

House

Suburb Point Cook

Period - From Oct 2016

to Sept 2017

Source RP Data (CoreLogic)

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
27 Hollington Crescent, Point Cook, VIC 3030	\$545,000	24 Apr 2017
25 Whistler Crescent, Point Cook, VIC 3030	\$535,000	09 Apr 2017
22 Dolphin Crescent, Point Cook, VIC 3030	\$543,000	18 May 2017