

Alexander Hua  
 M 0403359658  
 E ahua@hockingstuart.com.au

## HOUSE Offered for Sale

46 Ladybird Crescent Point Cook VIC 3030

 4  2  2

## Indicative Selling Price

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

Range between \$730,000 & \$803,000

## Median Sale Price

\$580,000 Houses in Point cook between Aug 2016 - Jul 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**25 Yuruga Boulevard Point Cook VIC 3030**

 4  2  2

Sold Price **\$801,000** Sold Date **29-Jul-17**

Distance **0.38km**



**47 Carpentaria Crescent Point Cook VIC 3030**

 4  2  2

Sold Price **\$754,000** Sold Date **21-Aug-17**

Distance **0.93km**



**72 Malibu Boulevard Point Cook VIC 3030**

 4  2  2

Sold Price **\$725,000** Sold Date **02-Aug-17**

Distance **0.67km**

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