STATEMENT OF INFORMATION

4 CASINO PARADE, POINT COOK, VIC 3030 PREPARED BY LEON LEE, ACPA REAL ESTATE, PHONE: 0450681019







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

4 CASINO PARADE, POINT COOK, VIC

\$550,000 to \$570,000

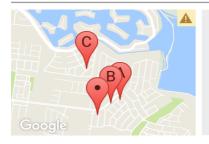
Indicative Selling Price

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

Price Range:

Provided by: Leon Lee, ACPA REAL ESTATE

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

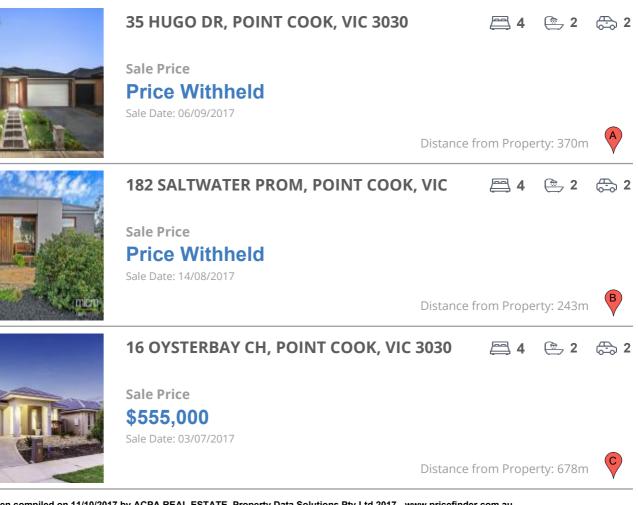
\$600,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.





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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 4 CASINO PARADE, POINT COOK, VIC 3030

Indicative selling price

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

Price Range:

\$550,000 to \$570,000

Median sale price

Median price	\$600,000	House X	Unit	Suburb	POINT COOK	
Period	01 April 2017 to 30 September 2017		Source	р	pricefinder	

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
35 HUGO DR, POINT COOK, VIC 3030	Price Withheld	06/09/2017
182 SALTWATER PROM, POINT COOK, VIC 3030	Price Withheld	14/08/2017
16 OYSTERBAY CH, POINT COOK, VIC 3030	\$555,000	03/07/2017

