

STATEMENT OF INFORMATION

4 CASINO PARADE, POINT COOK, VIC 3030

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 CASINO PARADE, POINT COOK, VIC

 4  2  2

Indicative Selling Price

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

Price Range: **\$550,000 to \$570,000**

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: 

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.



35 HUGO DR, POINT COOK, VIC 3030

 4  2  2

Sale Price

Price Withheld

Sale Date: 06/09/2017

Distance from Property: 370m



182 SALTWATER PROM, POINT COOK, VIC

 4  2  2

Sale Price

Price Withheld

Sale Date: 14/08/2017

Distance from Property: 243m



16 OYSTERBAY CH, POINT COOK, VIC 3030

 4  2  2

Sale Price

\$555,000

Sale Date: 03/07/2017

Distance from Property: 678m



This report has been compiled on 11/10/2017 by ACPA REAL ESTATE. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

Unit

Suburb

POINT COOK

Period 01 April 2017 to 30 September 2017

Source

pricfinder

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