LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Range between \$650,000	Property offered for sale		
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Range between \$650,000			
For the meaning of this price see consumer.vic.gov.au/underquoting Range between \$650,000	14 Seacoast Street, Point Cook		
For the meaning of this price see consumer.vic.gov.au/underquoting Range between \$650,000			
Range between \$650,000 Redian sale price Median price \$615,000 House Unit Suburb Point Cook Period - From Apr 2017 to Mar 2018 Source RP Data Core Logic Comparable 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. Comparable #1 Address Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Indicative selling price		
Median sale price Median price \$615,000 House ✓ Unit Suburb Point Cook Period - From Apr 2017 to Mar 2018 Source RP Data Core Logic Comparable 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. Comparable #1 Address 26 Surrey Grove, Point Cook Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	For the meaning of this price see consumer.vic.gov.au/underquoting		
Median sale price Median price \$615,000 House ✓ Unit Suburb Point Cook Period - From Apr 2017 to Mar 2018 Source RP Data Core Logic Comparable 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. Comparable #1 Address 26 Surrey Grove, Point Cook Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Range between		
Median price \$615,000 House ✓ Unit Suburb Point Cook Period - From Apr 2017 to Mar 2018 Source RP Data Core Logic Comparable 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. Comparable #1 Address Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	\$650,000	& \$700,000	
Period - From Apr 2017 to Mar 2018 Source RP Data Core Logic Comparable 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. Comparable #1 Address 26 Surrey Grove, Point Cook Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Median sale price		
Period - From Apr 2017 to Mar 2018 Source RP Data Core Logic Comparable 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. Comparable #1 Address 26 Surrey Grove, Point Cook Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook			
Comparable 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. Comparable #1 Address Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Median price \$	House V Unit Suburb Point Cook	
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. Comparable #1 Address Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Period - From A	pr 2017 to Mar 2018 Source RP Data Core Logic	
Comparable #1 Address Sale Price 40 Mistic Grove, Point Cook Sale Price 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Comparable sales		
Address 26 Surrey Grove, Point Cook Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	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.		
Sale Price \$680,000 Date of Sale 18/12/2017 Comparable #2 Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Comparable #1		
Comparable #2 Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Address	26 Surrey Grove, Point Cook	
Address 40 Mistic Grove, Point Cook Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Sale Price	\$680,000 Date of Sale 18/12/2017	
Sale Price \$690,000 Date of Sale 03/11/2017 Comparable #3 Address 25 Bovard Avenue, Point Cook	Comparable #2		
Comparable #3 Address 25 Bovard Avenue, Point Cook	Address	40 Mistic Grove, Point Cook	
Address 25 Bovard Avenue, Point Cook	Sale Price	\$690,000 Date of Sale 03/11/2017	
Addiess	Comparable #3		
Sale Price \$675,000 Date of Sale 07/02/2018	Address	25 Bovard Avenue, Point Cook	
	Sale Price	\$675,000 Date of Sale 07/02/2018	

LJ Hooker Point Cook Shop 211/4 Main Street, Point Cook 03 9975 7080 pointcook.ljhooker.com.au