



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

4 Huckleberry Street, Point Cook

Indicative selling price

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

Range between

\$400,000

&

\$450,000

Median sale price

Median price

\$351,500

House

Land



Suburb

Point Cook

Period - From

June 2017

to

May 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	4 Bowral Avenue, Point Cook		
Sale Price	\$443,000	Date of Sale	14/05/2018

Comparable #2

Address	9 Saltmarsh Crescent, Point Cook		
Sale Price	\$460,000	Date of Sale	06/03/2018

Comparable #3

Address	207 Featherbrook Drive, Point Cook		
Sale Price	\$460,000	Date of Sale	09/01/2018

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