
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

22 Maxwell Street, Point Cook, VIC 3030

Indicative selling price

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

\$650,000

&

\$670,000

Median sale price

Median price

\$600,000

House

X

Suburb

Point Cook

Period - From

Feb 2017

to

Jan 2018

Source

RP Data (CoreLogic)

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
2 Boardwalk Boulevard, Point Cook, VIC 3030	\$655,000	2 Dec 2017
20 West Cornhill Way, Point Cook, VIC 3030	\$650,000	16 Dec 2017
59 Breasley Parkway, Point Cook, VIC 3030	\$670,000	16 Dec 2017