

# 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

63 Lakeside Drive, Point Cook 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*640,000 & \$ 670,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$600,000 \*House  \*Unit  Suburb Point Cook, 3030

Period - From June 2017 to Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
1 3/32 Sandeewood Lane, Point Cook	\$640,000	27 <sup>th</sup> Feb 2017
2 4/1-9 Eagleview Place, Point Cook	\$ 645,000	22 <sup>nd</sup> May 2017
3 7/1-9 Eagleview Place, Point Cook	\$ 670,000	21 <sup>st</sup> Mar 2017

  
POINT COOK  
REAL ESTATE

  
SANCTUARY LAKES  
REAL ESTATE

  
WYNDHAM  
RESIDENTIAL