



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

17 Caledonian Way, Point Cook

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$640,000

&

\$680,000

### Median sale price

Median price

\$625,000

House



Unit

Suburb

Point Cook

Period - From

May 2017

to

April 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

<b>Address</b>	7 Aynes Court, Point Cook		
<b>Sale Price</b>	\$640,000	<b>Date of Sale</b>	11/11/2017

#### Comparable #2

<b>Address</b>	17 Copeland Crescent, Point Cook		
<b>Sale Price</b>	\$647,000	<b>Date of Sale</b>	11/11/2017

#### Comparable #3

<b>Address</b>	63 Lancaster Drive, Point Cook		
<b>Sale Price</b>	\$675,000	<b>Date of Sale</b>	03/02/2018

LJ Hooker Point Cook  
Shop 211/4 Main Street, Point Cook  
03 9975 7080  
[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au)