
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

32 Aviemore Way, Point Cook, VIC 3030

Indicative selling price

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

\$760,000

&

\$790,000

Median sale price

Median price

\$580,000

House

X

Suburb

Point Cook

Period - From

Sept 2016

to

Aug 2017

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
56 Glastonbury Circuit, Point Cook, VIC 3030	\$760,000	21 Jun 2017
4 Lakeside Drive, Point Cook, VIC 3030	\$790,000	05 Aug 2017
82 Lakeside Drive, Point Cook, VIC 3030	\$790,000	01 Jun 2017