

# STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

# Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

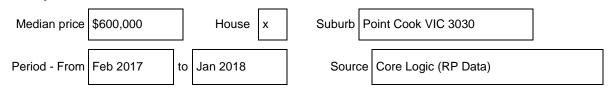
Address Including suburb and 13 Pesaro Place, Point Cook VIC 303 postcode

### Indicative selling price

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

\$1,000,000 & \$1,100,000

#### Median sale price



### **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
10 Catania Avenue, Point Cook VIC 3030	\$1,000,000	30 Jan 2018
21 Paradise Parade, Point Cook VIC 3030	\$1,001,000	25 Jan 2018
4 Teeside Court, Point Cook VIC 3030	\$1,060,000	22 Sep 2017

Property data source: Core Logic (RP Data). Generated on 13th February 2018.