
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

13 Pesaro Place, Point Cook VIC 303

Indicative selling price

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

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$600,000

House

x

Suburb

Point Cook VIC 3030

Period - From

Feb 2017

to

Jan 2018

Source

Core Logic (RP Data)

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