
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

6 Perlette Drive, Point Cook, VIC 3030

INDICATIVE SELLING PRICE

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

Range Between \$520,000 & \$550,000

MEDIAN SALE PRICE

Median price \$585,000 | House | Point Cook (3030)

Period - From 26 December 2016 to 26 June 2017 | Source - rpdata

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 |
|---|------------------|-------------------|
| 4 FIRESIDE AVE, POINT COOK VIC 3030 | \$470,000 | 04/03/2017 |
| 46 KELLERMAN DR, POINT COOK VIC 3030 | \$412,000 | 17/01/2017 |
| 48 KELLERMAN DR, POINT COOK VIC 3030 | \$415,000 | 01/02/2017 |