

LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

30 Spraypoint Drive, Point Cook (Sanctuary Lakes)

Indicative selling price

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

Range between

\$960,000

&

\$980,000

Median sale price

Median price

\$562,000

House

Unit

Suburb

Point Cook

Period - From

July 2016

to

June 2017

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

Address	165 Sanctuary Lakes South Boulevard, Sanctuary Lakes		
Sale Price	\$950,000	Date of Sale	12/12/2016

Comparable #2

Address	21 Seaview Point, Sanctuary Lakes		
Sale Price	\$950,000	Date of Sale	10/06/2017

Comparable #3

Address	4 Waterford Court, Sanctuary Lakes		
Sale Price	\$1,070,000	Date of Sale	29/03/2017

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