

# 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

Lot 1840 (10) Seabird Drive, Point Cook

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between \$360,000 & \$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$590,000 \*House  \*Unit  Suburb Point Cook

Period - From Jan 17 to March 17 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
1 24 Oyseterbay Chase, Point Cook	\$370,000	06/03/2017
2 Lot 1808 (22) Yacht Road, Point Cook	\$370,000	14/06/2017
3 22 Grosset Way, Point Cook	\$386,000	17/02/2017

  
POINT COOK  
REAL ESTATE

  
SANCTUARY LAKES  
REAL ESTATE

  
WYNDHAM  
RESIDENTIAL