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

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode 28 Breakwater Crescent, Point Cook, VIC 3030

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$580,000

&

\$600,000

**Median sale price**

Median price \$573,650

House

X

Suburb Point Cook

Period - From Jul 2016

to Jun 2017

Source RP Data (CoreLogic)

**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
2 Millstream Avenue, Point Cook, VIC 3030	\$585,000	22 May 2017
47 Dolphin Crescent, Point Cook, VIC 3030	\$565,000	11 Jul 2017
6 Fremantle Close, Point Cook, VIC 3030	\$595,000	08 Apr 2017