

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 21 SANCTUARY LAKES EAST BOULEVARD, POINT COOK VIC 3030

Indicative selling price

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

Single price \$* or range between \$795,000 & \$825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House *Unit Suburb POINT COOK

Period - From APR 2017 to JUN 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 52 SANCTUARY LAKES SOUTH BOULEVARD, POINT COOK	\$815,000	30 OCT 2017
2 2 FRANCISCO BAY POINT, POINT COOK	\$765,000	24 AUG 2017
3 8 CREMORNE STREET, POINT COOK	\$820,000	03 JUL 2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~


POINT COOK
REAL ESTATE


SANCTUARY LAKES
REAL ESTATE


WYNDHAM
RESIDENTIAL