



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**21 Denman Drive,  
POINT COOK 3030**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$665,000 - \$685,000**

### Median sale price

Median **House** for **POINT COOK** for period **May 2018 - Jun 2018**

Sourced from [realestate.com](http://realestate.com).

**\$645,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**18 Orpheus Street,**  
Point Cook 3030

Price **\$706,000** Sold 07  
December 2017

**74 Tristania Drive,**  
Point Cook 3030

Price **\$731,000** Sold 30  
December 2017

**72 Middleton Drive,**  
Point Cook 3030

Price **\$701,000** Sold 11  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com](http://realestate.com).

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