



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

6 Bell Crescent, Point Cook

Indicative selling price

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

Range between

\$795,000

&

\$874,000

Median sale price

Median price \$638,944

House



Unit



Suburb

Point Cook

Period - From July 2018

to

June 2019

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 5 Japonica Way, Point Cook

Sale Price \$810,000

Date of Sale

03/01/2019

Comparable #2

Address 15 Dargy Amble, Point Cook

Sale Price \$815,500

Date of Sale

21/02/2019

Comparable #3

Address 17 Japonica Way, Point Cook

Sale Price \$840,000

Date of Sale

22/05/2019

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3 July 2019