LJ Hooker

# Statement of Information
## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

80 Kingsford Drive, Point Cook

### Indicative selling price

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

Range between

$560,000 & $590,000

### Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $650,000 | House | ✓ | Unit | | Suburb | Point Cook |
| Period - From | Nov 2019 | to | Oct 2020 | | | Source | RP Data Core Logic |

### Comparable sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale

| | | | |
|---|---|---|---|
| **Comparable # 1** | | | |
| **Address** | 14 Huckleberry Street, Point Cook | | |
| **Sale Price** | $570,000 | **Date of Sale** | 07.08.2020 |
| **Comparable # 2** | | | |
| **Address** | 12 Winterberry Road, Point Cook | | |
| **Sale Price** | $580,000 | **Date of Sale** | 19.05.2020 |
| **Comparable # 3** | | | |
| **Address** | 19 Gardener Drive, Point Cook | | |
| **Sale Price** | $590,000 | **Date of Sale** | 16.07.2020 |

**LJ Hooker Point Cook**
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6 November 2020