LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

2 Hargrave Avenue, Point Cook

Indicative selling price

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

Range between

$720,000 & $740,000

Median sale price

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

Comparable sales

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.

Comparable #1			
Address	28 Kyogle Avenue, Point Cook		
Sale Price	$715,000	**Date of Sale**	02/09/2020
Comparable #2			
Address	25 Regal Road, Point Cook		
Sale Price	$750,000	**Date of Sale**	06/08/2020

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9 October 2020