



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1 Cooktown Avenue, Point Cook

Indicative selling price

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

Range between

\$690,000

&

\$730,000

Median sale price

Median price

\$630,000

House



Unit



Suburb

Point Cook

Period - From

Feb 2019

to

Jan 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Comparable #1

Address 46 Tamborine Avenue, Point Cook

Sale Price \$712,000

Date of Sale

30/01/2020

Comparable #2

Address 1 Carnival Place, Point Cook

Sale Price \$715,000

Date of Sale

12/10/2019

Comparable #3

Address 9 Grandpark Circuit, Point Cook

Sale Price \$720,000

Date of Sale

14/02/2020

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26 February 2020