LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

45 Tropic Circuit, Point Cook

Indicative selling price

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

Range between

$750,000 & $800,000

Median sale price

Median price	$630,000	House	✓	Unit		Suburb	Point Cook

Period - From	Dec 2018	to	Nov 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Comparable #1			
Address	65 Fongeo Drive Point Cook		
Sale Price	$755,000	**Date of Sale**	25/09/2019
Comparable #2			
Address	18 Whitecaps Avenue Point Cook		
Sale Price	$765,000	**Date of Sale**	13/08/2019
Comparable #3			
Address	69 Malibu Boulevard Point Cook		
Sale Price	$771,000	**Date of Sale**	02/11/2019

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