LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

95 Tristania Drive, Point Cook

Indicative selling price

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

Range between

$550,000 & $570,000

Median sale price

Median price	$645,000	House	✓	Unit		Suburb	Point Cook
Period - From	Apr 2018	to	Mar 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	86 Middleton Drive, Point Cook		
Sale Price	$555,000	**Date of Sale**	01/01/2019
Comparable #2			
Address	84 Tristania Drive, Point Cook		
Sale Price	$560,000	**Date of Sale**	06/10/2018
Comparable #3			
Address	68 Parliament Street, Point Cook		
Sale Price	$571,000	**Date of Sale**	17/11/2018

LJ Hooker Point Cook
Shop 211/4 Main Street, Point Cook
03 9975 7080
pointcook.ljhooker.com.au

3 April 2019