LJ Hooker

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

Property offered for sale

87 Tristania Drive, Point Cook

Indicative selling price

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

Range between

$645,000 & $665,000

Median sale price

Median price	$650,000	House	✓	Unit		Suburb	Point Cook

Period - From	Oct 2019	to	Sep 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	4 Geranium Way, Point Cook		
Sale Price	$673,000	**Date of Sale**	27/07/2020
Comparable #2			
Address	70 Yuruga Boulevard, Point Cook		
Sale Price	$650,000	**Date of Sale**	02/07/2020
Comparable #3			
Address	15 Toledo Crescent, Point Cook		
Sale Price	$650,000	**Date of Sale**	25/06/2020

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

29 October 2020