



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

35 Dolphin Crescent, Point Cook

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$640,000

House



Unit

Suburb

Point Cook

Period - From

Apr 2019

to

Mar 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	18 Balfour Close, Point Cook		
Sale Price	\$610,000	Date of Sale	03/03/2020

Comparable #2

Address	13 Jasper Street, Point Cook		
Sale Price	\$630,000	Date of Sale	07/03/2020

Comparable #3

Address	8 Finchley Road, Point Cook		
Sale Price	\$631,000	Date of Sale	14/02/2020

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

30 April 2020