LJ Hooker

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

Property offered for sale

22 Banjo Paterson Circle, Point Cook

Indicative selling price

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

Range between

$690,000 & $710,000

Median sale price

Median price	$655,000	House	✓	Unit		Suburb	Point Cook
Period - From	Feb 2018	to	Jan 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	40 Dunkirk Drive, Point Cook		
Sale Price	$705,000	**Date of Sale**	25/08/2018
Comparable #2			
Address	33 Astley Crescent, Point Cook		
Sale Price	$705,000	**Date of Sale**	16/02/2019
Comparable #3			
Address	52 Breakwater Crescent, Point Cook		
Sale Price	$720,000	**Date of Sale**	21/01/2019

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20 February 2019