LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

97 Shaftsbury Boulevard, Point Cook

Indicative selling price

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

Range between

$700,000 & $760,000

Median sale price

Median price	$645,000	House	✓	Unit		Suburb	Point Cook
Period - From	Sept 2017	to	August 2018			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 Shaftsbury Boulevard, Point Cook		
Sale Price	$723,011	**Date of Sale**	30/07/2018
Comparable #3			
Address	4 Lennon Boulevard, Point Cook		
Sale Price	$750,000	**Date of Sale**	07/05/2018

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5 September 2018