LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

3 Leadbeater Street, Point Cook

Indicative selling price

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

Range between

$660,000 & $700,000

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 Spencer Street, Point Cook		
Sale Price	$685,000	**Date of Sale**	26/05/2020
Comparable #2			
Address	33 Caspian Circuit, Point Cook		
Sale Price	$650,000	**Date of Sale**	19/09/2020
Comparable #3			
Address	11 Boathaven Road, Point Cook		
Sale Price	$676,000	**Date of Sale**	11/08/2020

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29 October 2020