



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

19 Ladybird Crescent Point Cook

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$630,000

House



Unit

Suburb

Point Cook

Period - From

Dec 18

to

Nov 19

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 31 Daffodil Way Point Cook

Sale Price \$680,000

Date of Sale

02/07/2019

Comparable #2

Address 32 Holly Drive Point Cook

Sale Price \$705,000

Date of Sale

28/06/2019

Comparable #3

Address 13 Violet Way Point Cook

Sale Price \$732,600

Date of Sale

17/09/2019

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9 December 2019