LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1 Central Park Avenue, Point Cook

Indicative selling price

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

Range between

$700,000	&	$770,000

Median sale price

Median price	$632,750	House	✓	Unit		Suburb	Point Cook
Period - From	Mar 2019	to	Feb 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	14 Lancaster Drive, Point Cook		
Sale Price	$700,000	**Date of Sale**	10/10/2019
Comparable #2			
Address	15 Dunfermline Way, Point Cook		
Sale Price	$722,000	**Date of Sale**	16/10/2019
Comparable #3			
Address	7 Sumner Crescent, Point Cook		
Sale Price	$733,000	**Date of Sale**	09/11/2019

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5 March 2020