LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

38 Glastonbury Circuit, Point Cook

Indicative selling price

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

Range between

$698,000	&	$730,000

Median sale price

Median price	$640,000	House	✓	Unit		Suburb	Point Cook
Period - From	Apr 2019	to	Mar 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	20 Messina Crescent, Point Cook		
Sale Price	$700,000	**Date of Sale**	22/01/2020
Comparable #2			
Address	40 Monte Carlo Drive, Point Cook		
Sale Price	$720,000	**Date of Sale**	23/03/2020
Comparable #3			
Address	22 Willowgreen Way, Point Cook		
Sale Price	$720,000	**Date of Sale**	02/12/2019

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