LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

30 Stoneyfell Road, Point Cook

Indicative selling price

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

Range between

$680,000	&	$710,000

Median sale price

Median price	$645,000	House	✓	Unit		Suburb	Point Cook
Period - From	Aug 2019	to	Jul 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	41 Stoneyfell Road, Point Cook		
Sale Price	$680,000	**Date of Sale**	02/03/2020
Comparable #2			
Address	57 Gramercy Boulevard, Point Cook		
Sale Price	$680,000	**Date of Sale**	25/04/2020
Comparable #3			
Address	14 Miami Drive, Point Cook		
Sale Price	$720,000	**Date of Sale**	30/07/2020

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