



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

11 Prichard Walk, Point Cook

Indicative selling price

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

Range between

\$535,000

&

\$570,000

Median sale price

Median price

\$650,000

House



Unit



Suburb

Point Cook

Period - From

Nov 2019

to

Oct 2020

Source

RP Data Core Logic

Comparable sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

Comparable # 1

Address 38 Flatbush Avenue, Point Cook

Sale Price \$565,000

Date of Sale

20.06.2020

Comparable # 2

Address 25 Whisper Boulevard, Point Cook

Sale Price \$560,000

Date of Sale

29.06.2020

Comparable # 3

Address 9 Majestic Way, Point Cook

Sale Price \$580,000

Date of Sale

25.07.2020

LJ Hooker Point Cook
Shop 211/4 Main Street, Point Cook
03 9975 7080
pointcook.ljhooker.com.au

6 November 2020