LJ Hooker

Statement of Information
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1/3 Santander Crescent, Point Cook

Indicative selling price

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

Range between

$520,000 & $560,000

Median sale price

Median price	$480,000	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	41 Dargy Amble, Point Cook		
Sale Price	$520,000	**Date of Sale**	21/03/2020
Comparable #2			
Address	4 Roman Court, Point Cook		
Sale Price	$520,000	**Date of Sale**	14/12/2019
Comparable #3			
Address	58 Cooinda Way, Point Cook		
Sale Price	$531,000	**Date of Sale**	29/10/2019

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27 April 2020