



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 24 Shiraz Crescent, POINT COOK 3030

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$700,000 - \$77,000**

### Median sale price

Median **House** for **POINT COOK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$632,740**

### Comparable property sales

**16 Seacoast Street,**  
Point Cook 3030

Price **\$720,000** Sold 15 June  
2019

**35 Waves Drive,**  
Point Cook 3030

Price **\$715,000** Sold 30 June  
2019

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 six months

This Statement of Information was prepared on 8th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Point Cook

Shop 318, 2 Main Street,  
Point Cook VIC 3030

### Contact agents

 **Amanda Moo**  
Ray White

0468 859 688

[amanda.moo@raywhite.com](mailto:amanda.moo@raywhite.com)

 **Jake Wang**  
Ray White

0488 889 158

[jake.wang@raywhite.com](mailto:jake.wang@raywhite.com)

