

## Statement of Information

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 4 Licodia Avenue , Point cook

#### Indicative selling price

Single price \$  or range between \$820,000 & \$890,000

#### Median sale price

Median price \$635,000 \*House  \*Unit  Suburb Point Cook

Period - From May 2018 to Apr 2019 Source RP Data

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 30 Hibiscus Crescent , Point Cook	\$830,000	18/07/2019
2. 4 Lincolnheath Bvd , Point Cook	\$840,000	20/06/2019
3. 3 Ibiza court, Point Cook	\$833,116	27/04/2019