

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

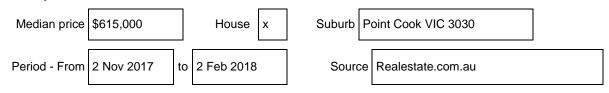
Address Including suburb and 80 Lincoln Heath Boulevard, Point Cook VIC 3030 postcode

Indicative selling price

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

\$700,000 & \$750,000

Median sale price



Comparable property 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.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------------------|
| 48 Ladybird Crescent Point Cook Vic 3030 | \$750,000 | 3 rd Feb 2018 |
| 32 Toledo Crescent, Point Cook VIC 3030 | \$730,000 | 15 Dec 2017 |
| 64 Fongeo Drive, Point Cook VIC 3030 | \$690,000 | 9 Dec 2017 |

Property data source: Realestate.com.au. Generated on 2/2/2018.