
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
postcode

80 Lincoln Heath Boulevard, Point Cook VIC 3030

Indicative selling price

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

\$700,000

&

\$750,000

Median sale price

Median price

\$615,000

House

x

Suburb

Point Cook VIC 3030

Period - From

2 Nov 2017

to

2 Feb 2018

Source

Realestate.com.au

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