



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 102 Middleton Drive, POINT COOK 3030

House



5 beds



3 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 \$780,000 - \$820,000**

### Median sale price

Median **House** for **POINT COOK** for period **Mar 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$625,000**

### 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 the most comparable to the property for sale.

**40 Coastwatch Road,**  
Point Cook 3030

Price **\$790,000** Sold 06  
April 2019

**17 Hemsley Promenard,**  
Point Cook 3030

Price **\$770,000** Sold 25 May  
2019

**16 Coolum Street,**  
Point Cook 3030

Price **\$817,000** Sold 19  
August 2019

This Statement of Information was prepared on 18th Sep 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.

### Stockdale & Leggo Laverton

7/4 Norwest Avenue,  
Laverton VIC 3026

### Contact agents



**John Li**  
Stockdale & Leggo

(03) 8383 2926  
0450 633 532

[john.li@stockdaleleggo.com.au](mailto:john.li@stockdaleleggo.com.au)



**Sunny Kumar**  
Stockdale & Leggo

(03) 8383 2926  
0433 002 485

[sunny.kumar@stockdaleleggo.com.au](mailto:sunny.kumar@stockdaleleggo.com.au)

**Stockdale  
& Leggo**