



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 13 Warunda Parade, 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

Range \$540,000 - \$560,000

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.

6 Gamma Way, Point Cook 3030	Price \$557,500 Sold 19 July 2019
302 Saltwater Promenard, Point Cook 3030	Price \$578,000 Sold 05 September 2019
111 Bondi Parade, Point Cook 3030	Price \$600,000 Sold 23 September 2019

This Statement of Information was prepared on 3rd 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.

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