
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

18 Whitecaps Avenue, Point Cook VIC 3030
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Indicative selling price

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

Range between

\$760,000	&	\$790,000
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Median sale price

Median price

\$635,000	House	x	Suburb	Point Cook
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Period - From

1 August 2018	to	31 July 2019	Source	RP Data (Core Logic).
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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
17 Spirit Avenue, Point Cook VIC 3030	\$767,000	1 June 2019
95 Fongeo Drive, Point Cook VIC 3030	\$810,000	22 June 2019
7 Arbour Avenue, Point Cook VIC 3030	\$800,000	29 May 2019

Property data source: RP Data (Core Logic). Generated on 12 August 2019.