



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**4 Majestic Way,  
POINT COOK 3030**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$599,000 - \$639,000**

### Median sale price

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

Sourced from [real-estate.com](http://real-estate.com).

**\$627,500**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**20 Place Road ,**  
Point Cook 3030

Price **\$590,000** Sold 13  
September 2019

**18 Cooina Way ,**  
Point Cook 3030

Price **\$608,950** Sold 23 July  
2019

**34 Hargrave Avenue,**  
Point Cook 3030

Price **\$615,000** Sold 04 July  
2019

This Statement of Information was prepared on 30th 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 [real-estate.com](http://real-estate.com).

House

4 beds

2 baths

2 parking

### First National Lakra

Shop 427/8 Main Street,  
Point Cook VIC 3030

### Contact agents



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 **firstnational**  
REAL ESTATE  
Point Cook