



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**205 Featherbrook Drive,  
POINT COOK 3030**

 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 \$890,000 - \$930,000**

### Median sale price

Median for **POINT COOK** for period **Oct 2018 - Oct 2019**

Sourced from **Pricefinder**.

**\$625,000**

### 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.

**37 Heatherbell Avenue,**  
Point Cook 3030

Price **\$950,000** Sold 24 April  
2019

**20 Fireside Avenue,**  
Point Cook 3030

Price **\$930,000** Sold 13  
September 2019

**10 Washington Place,**  
Point Cook 3030

Price **\$910,000** Sold 30 May  
2019

This Statement of Information was prepared on 16th 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.

### The Eleet Wyndham City

45C, 380 Sayers Road,  
Tarneit VIC 3029

### Contact agents

 **Jande Turksoy**

03 8595 0100  
0432 627 743  
[jande@theeleet.com.au](mailto:jande@theeleet.com.au)

 **Majid Afsari**

03 8595 0100  
0406 075 531  
[majid@theeleet.com.au](mailto:majid@theeleet.com.au)

**THE ELEET**  
WYNDHAM CITY