



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)

23 Circus Avenue, POINT COOK, 3030

Indicative selling price

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

Single Price

or range between

\$460,000

&

\$480,000

Median sale price

Median price

\$645,000

Property type

House

Suburb

POINT COOK, 3030

Period from

22/02/2018

to

22/08/2018

Source

RP DATA

Comparable property sale

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

16 Totem Way, POINT COOK, 3030 Victoria

\$515,390

28/06/2018

8 Swanview Walk, POINT COOK, 3030 Victoria

\$520,000

17/05/2018

2 Solo Street, POINT COOK, 3030 Victoria

\$510,000

19/04/2018