
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

| |
|---|
| 80 Lincoln Heath Boulevard, Point Cook VIC 3030 |
|---|

Indicative selling price

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

| |
|-----------|
| \$650,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$615,000 |
|-----------|

 House

| |
|---|
| x |
|---|

 Suburb

| |
|---------------------|
| Point Cook VIC 3030 |
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Period - From

| |
|------------|
| 2 Nov 2017 |
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 to

| |
|------------|
| 2 Feb 2018 |
|------------|

 Source

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| Realestate.com.au |
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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 |
|--|-----------|--------------------------|
| 48 Ladybird Crescent Point Cook Vic 3030 | \$750,000 | 3 rd Feb 2018 |
| 32 Toledo Crescent, Point Cook VIC 3030 | \$730,000 | 15 Dec 2017 |
| 64 Fongeo Drive, Point Cook VIC 3030 | \$690,000 | 9 Dec 2017 |