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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Pepperjack Way Point Cook VIC 3030

 5  4  2

## Indicative Selling Price

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

Range between \$635,000 & \$665,000













## Median Sale Price

\$635,000 Houses in Point cook between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   |   |            |                  |           |                  |          |               |
|---|---|------------|------------------|-----------|------------------|----------|---------------|
|  | <b>23 Tusmore Road Point Cook VIC 3030</b><br> 4  2  2         | Sold Price | <b>\$585,000</b> | Sold Date | <b>17-Apr-19</b> | Distance | <b>0.05km</b> |
|  | <b>3 Brimble Street Point Cook VIC 3030</b><br> 4  2  2        | Sold Price | <b>\$590,000</b> | Sold Date | <b>09-Feb-19</b> | Distance | <b>0.16km</b> |
|  | <b>244 Saltwater Promenade Point Cook VIC 3030</b><br> 4  2  2 | Sold Price | <b>\$618,000</b> | Sold Date | <b>08-Jun-19</b> | Distance | <b>0.21km</b> |

RS = Recent sale      UN = Undisclosed Sale

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