



## 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)

13 Dalkeith Drive, POINT COOK, 3030

### Indicative selling price

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

Single Price

\$650,000

or range between

&

### Median sale price

Median price

\$642,000

Property type

House

Suburb

POINT COOK, 3030

Period from

13/12/2017

to

27/05/2018

Source

rea

### 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

11 Glastonbury Circuit, POINT COOK, 3030 Victoria

\$720,000

18/07/2018

70 Dalkeith Drive, POINT COOK, 3030 Victoria

\$687,500

14/06/2018

12 Glastonbury Circuit, POINT COOK, 3030 Victoria

\$682,000

05/03/2018