



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 7 Patchin Street, Point Cook, 3030

Indicative selling price

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

Single price or range between \$475,000.00 & \$515,000.00

Median sale price

Median price \$630,000.00 Property type House Suburb POINT COOK
Period - From Nov 2018 to Oct 2019 Source Corelogic

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
10 Battery Road Point Cook VIC 3030	\$490,000.00	8/06/2019
36 Astoria Drive Point Cook VIC 3030	\$490,000.00	4/10/2019
56 Ambassador Crescent Point Cook VIC 3030	\$513,000.00	18/06/2019

This Statement of Information was prepared on: Friday 08th November 2019