



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

7 Springbank Court, Point Cook (Sanctuary Lakes)

Indicative selling price

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

Range between

\$760,000

&

\$800,000

Median sale price

Median price

\$642,000

House



Unit

Suburb

Point Cook

Period - From

August 2017

to

July 2018

Source

RP Data Core Logic

Comparable 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.

Comparable #1

Address	32 Beachview Parade, Sanctuary Lakes		
Sale Price	\$771,000	Date of Sale	06/03/2018

Comparable #2

Address	19 Bayside Drive, Sanctuary Lakes		
Sale Price	\$825,000	Date of Sale	05/02/2018

Comparable #3

Address	4 Cremorne Street, Sanctuary Lakes		
Sale Price	\$850,000	Date of Sale	16/03/2018

LJ Hooker Point Cook
Shop 211/4 Main Street, Point Cook
03 9975 7080
pointcook.ljhooker.com.au

29 August 2018