



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

152 Sanctuary Lakes South Boulevard, Point Cook (Sanctuary Lakes)

Indicative selling price

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

Range between

\$580,000

&

\$600,000

Median sale price

Median price

\$645,000

House



Unit

Suburb

Point Cook

Period - From

Sept 2017

to

August 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	141 Beachview Parade, Sanctuary Lakes		
Sale Price	\$590,000	Date of Sale	17/05/2018

Comparable #2

Address	194 Sanctuary Lakes South Boulevard, Sanctuary Lakes		
Sale Price	\$590,000	Date of Sale	29/04/2018

Comparable #3

Address	11 Tarcoola Crescent, Sanctuary Lakes		
Sale Price	\$610,000	Date of Sale	06/06/2018

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3 September 2018