



Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale
**7 Sandy Ave,
POINT COOK 3030**

House

4 beds

3 baths

2 parking

Indicative selling price

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

Range \$900,000 - \$940,000

Median sale price

Median **House** for **POINT COOK** for period **Aug 2018 - Aug 2019**

Sourced from **Pricefinder**.

\$633,500

Comparable property sales

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

1 Seagul Ave,
Point Cook 3030

Price **\$960,000** Sold 04
February 2019

246 Saltwater Prom,
Point Cook 3030

Price **\$895,000** Sold 02
February 2019

71 Waves Dr,
Point Cook 3030

Price **\$855,000** Sold 10
August 2019

This Statement of Information was prepared on 1st Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

The Sarain

14/242-244 caroline springs Blvd,
caroline springs VIC 3023

Contact agents



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