



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

6 Spender Avenue Point Cook

### Indicative selling price

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

Range between

\$620,000

&

\$670,000

### Median sale price

Median price

\$630,000

House



Unit



Suburb

Point Cook

Period - From

Dec 2018

to

Nov 2019

Source

RP Data Core Logic

### Comparable sales

There are three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale

#### Comparable #1

<b>Address</b>	15 Windrest Way Point Cook		
<b>Sale Price</b>	\$630,000	<b>Date of Sale</b>	24/09/2019

#### Comparable #2

<b>Address</b>	11 Derham Drive Point Cook		
<b>Sale Price</b>	\$637,500	<b>Date of Sale</b>	29/08/2019

#### Comparable #3

<b>Address</b>	5 Aegean Link Point Cook		
<b>Sale Price</b>	\$640,000	<b>Date of Sale</b>	10/08/2019

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3 December 2019