



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 8 Seagrass Crescent, POINT COOK 3030

### Indicative selling price

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

**Range \$660,000 - \$720,000**

### Median sale price

Median **House** for **POINT COOK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$625,000**

### 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.

**26 Seagrass Crescent,**  
Point Cook 3030

Price **\$651,000** Sold 17  
August 2019

**45 Seagrass Crescent,**  
Point Cook 3030

Price **\$667,000** Sold 15  
August 2019

**8 Anglers Avenue,**  
Point Cook 3030

Price **\$800,000** Sold 06  
September 2019

This Statement of Information was prepared on 16th 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.

#### Ray White Point Cook

Shop 318, 2 Main Street,  
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#### Contact agents

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**RayWhite**