

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**30 Joyce Street,  
POINT COOK 3030**

### Indicative selling price

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

**Single price \$890,000**

### Median sale price

Median **House** for **POINT COOK** for period **Jul 2018 - Jun 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.

**23 Bowling Ave,**  
Point Cook 3030

Price **\$1,025,000** Sold 07  
July 2019

**17 Japonica Way,**  
Point Cook 3030

Price **\$840,000** Sold 22 May  
2019

**14 Payson Dr,**  
Point Cook 3030

Price **\$875,000** Sold 04 April  
2019

This Statement of Information was prepared on 19th Sep 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.

House

4 beds

2 baths

2 parking

### Ray White Tarneit

Tarneit Central Shopping Centre,  
Shop 20, 540 Derrimut Road,  
Tarneit VIC 3029

### Contact agents



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**RayWhite**