

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 208 Saltwater Promenade, Point Cook VIC 3030

Indicative selling price

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

\$649,000

Median sale price

Median price \$562,000

House ☒

Suburb Point Cook

Period - From June 2016

to May 2017

Source RP Data (Core Logic)

Comparable property 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.

Address of comparable property	Price	Date of sale
16 Spencer Street, Point Cook VIC 3030	\$645,000	28 April 2017
31 Sanctuary Lakes East Boulevard, Point Cook VIC 3030	\$650,000	27 Feb 2017
15 Grasso Avenue, Point Cook VIC 3030	\$660,000	19 Jan 2017

Property data source: RP Data (Core Logic) Generated on 30 June 2017.