

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 7/24 Findon Court, Point Cook VIC 3030

Indicative selling price

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

\$500,000

&

\$530,000

Median sale price

Median price \$434,650

Unit x

Suburb Point Cook VIC 3030

Period - From May 2017 to April 2018

Source RP Data (Core Logic)

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	Price	Date of sale
18 Picton Lane, Point Cook VIC 3030	\$516,000	10 Mar 2018