



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

3/19 Messina Crescent, 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

\$580,000

&

\$610,000

### Median sale price

Median price

\$446,300

House

Unit



Suburb

Point Cook

Period - From

August 2017

to

July 2018

Source

RP Data Core Logic

### Comparable 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.

#### Comparable #1

Address	3 Prichard Walk, Point Cook		
Sale Price	\$570,000	Date of Sale	26/05/2018

#### Comparable #2

Address	31 Vicky Court, Point Cook		
Sale Price	\$587,000	Date of Sale	16/04/2018

#### Comparable #3

Address	30 Tom Roberts Parade, Point Cook		
Sale Price	\$602,000	Date of Sale	24/03/2018

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