



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

23 Lincolnheath Boulevard, Point Cook, VIC 3030

INDICATIVE SELLING PRICE

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

Range Between \$480,000 & \$520,000

MEDIAN SALE PRICE

Median price \$615,000 | House | Point Cook (3030)

Period - From 1 April 2017 to 31 March 2018 | Source - CoreLogic

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
37 LINCOLNHEATH BOULEVARD, POINT COOK VIC 3030	\$550,000	28/10/2017
26 YURUGA BOULEVARD, POINT COOK VIC 3030	\$515,000	17/10/2017
12 STAGHORN TERRACE, POINT COOK VIC 3030	\$505,000	12/01/2018