



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

109 Middle Park Drive, Sanctuary Lakes, VIC 3030

INDICATIVE SELLING PRICE

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

Range Between \$680,000 & \$720,000

MEDIAN SALE PRICE

Median price \$661,000 | House | Sanctuary Lakes (3030)

Period - From 1 March 2017 to 31 January 2018 | Source - rpdata

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
1 DAISY DRIVE, POINT COOK VIC 3030	\$738,000	17/03/2018
2 DAHLIA WAY, POINT COOK VIC 3030	\$675,000	22/03/2018
18 ORPHEUS STREET, POINT COOK VIC 3030	\$706,000	07/12/2017