



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

14 Monte Carlo Drive, Point Cook, VIC 3030

INDICATIVE SELLING PRICE

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

Range Between \$840,000 & \$890,000

MEDIAN SALE PRICE

Median price \$700,000 | House | Point Cook (3030)

Period - From 24 February 2018 to 24 July 2018 | Source - Referral

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
32 VAUCLUSE BOULEVARD, POINT COOK VIC 3030	\$1,100,000	16/03/2018
6 CAVENDISH DRIVE, POINT COOK VIC 3030	\$930,000	26/02/2018
39 SANDY POINT ROAD, POINT COOK VIC 3030	\$851,888	15/12/2017