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## STATEMENT OF INFORMATION

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

### Sections 47AF of the Estate Agents Act 1980

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PROPERTY OFFERED FOR SALE

**44 South Shore Avenue, Point Cook, VIC 3030**

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INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$730,000 & \$780,000**

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MEDIAN SALE PRICE

**Median price \$545,000 | House | Sanctuary Lakes (3030)**

**Period - From 20 June 2017 to 20 December 2017 | Source - RP Data**

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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
<b>52 SANCTUARY LAKES SOUTH BVD, POINT COOK VIC 3030</b>	<b>\$815,000</b>	<b>30/10/2017</b>
<b>4 LAKESIDE DR, POINT COOK VIC 3030</b>	<b>\$790,000</b>	<b>05/08/2017</b>
<b>2 FRANCISCO BAY PNT, POINT COOK VIC 3030</b>	<b>\$765,000</b>	<b>24/08/2017</b>