

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 26 Howards Way, Point Cook, VIC 3030

### Indicative selling price

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

Price Range

\$550,000

&

\$600,000

### Median sale price

Median price

\$650,000

Property Type

House

Suburb

Point Cook (3030)

Period - From

01/10/2019

to

30/09/2020

Source

Corelogic

### Comparable property sales

A

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
53 LANCASTER DRIVE, POINT COOK VIC 3030	\$550,000	28/04/2020
14 BURNLEY STREET, POINT COOK VIC 3030	\$555,000	18/06/2020
9 DEXTER GROVE, POINT COOK VIC 3030	\$570,000	01/06/2020

This Statement of Information was prepared on: 19/10/2020