

# 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

Address Available on Request

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,180,000

or range between

&

### Median sale price

Median price \$763,000

Property type House

Suburb Point Cook

Period - From 01/10/2022

to

30/09/2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

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
1. 13 Ellis Close Drive Sanctuary Lakes VIC 3030	\$1,170,000	04/09/2023
2. 1 Skandia Lane Sanctuary Lakes VIC 3030	\$1,125,000	18/07/2023
3. 5 Sandy Point, Sanctuary Lakes VIC 3030	\$1,140,000	09/01/2023

This Statement of Information was prepared on: 09/10/2023