Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 18 McCulloch Walk, Point Cook VIC 3030 |

## Indicative selling price

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

Range between $645,000 & $670,000

## Median sale price

(*Delete house or unit as applicable)

Median price $665,000 *House X *Unit Suburb Point Cook

Period - From JAN 19 to MAR 19 Source REIV

## 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 |
|---|---|---|
| 17 Beaumont Drive, Point Cook | $670,000 | March 2019 |
| 9 Sound Way Point Cook | $681,000 | March 2019 |
| 49 Brownlow Drive, Point Cook | $668,000 | JUL 2019 |

