



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

77 Jean Street, Point Cook

### Indicative selling price

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

Range between

\$520,000

&

\$535,000

### Median sale price

Median price

\$630,000

House



Unit



Suburb

Point Cook

Period - From

Jan 2019

to

Dec 2019

Source

RP Data Core Logic

### Comparable 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.

#### Comparable #1

<b>Address</b>	14 Carina Court, Point Cook		
<b>Sale Price</b>	\$538,000	<b>Date of Sale</b>	06/11/2019

#### Comparable #2

<b>Address</b>	18 Creston Street, Point Cook		
<b>Sale Price</b>	\$540,000	<b>Date of Sale</b>	19/10/2019

#### Comparable #3

<b>Address</b>	44 Astoria Drive, Point Cook		
<b>Sale Price</b>	\$550,000	<b>Date of Sale</b>	24/09/2019

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