



## Statement of Information

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

#### Property offered for sale

2/79 Hemsley Promenade, 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

\$380,000

&

\$420,000

#### Median sale price

Median price \$472,000

House

Unit



Suburb

Point Cook

Period - From Aug 2018

to

July 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

**Address** 12 Tattersalls Lane, Point Cook

**Sale Price** \$362,500

**Date of Sale**

10/04/2019

##### Comparable #2

**Address** 34D Middleton Drive, Point Cook

**Sale Price** \$430,000

**Date of Sale**

25/03/2019

##### Comparable #3

**Address** 2/12 La Rochelle Boulevard, Point Cook

**Sale Price** \$442,500

**Date of Sale**

04/06/2019

**LJ Hooker Point Cook**  
**Shop 211/4 Main Street, Point Cook**  
**03 9975 7080**  
**[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au)**

7 August 2019