



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

58 Lincolnheath Boulevard, Point Cook, VIC 3030

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$880,000 & \$940,000

MEDIAN SALE PRICE

Median price \$670,000 | House | Point Cook (3030)

Period - From 1 September 2017 to 1 July 2018 | Source - RP Data

COMPARABLE PROPERTY 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.

Address of Comparable Property	Price	Date of Sale
14 MONTE CARLO DRIVE, POINT COOK VIC 3030	\$941,000	20/05/2018
3 DARGY AMBLE, POINT COOK VIC 3030	\$960,000	05/06/2018
14 FIFTH AVENUE, POINT COOK VIC 3030	\$870,000	04/05/2018