
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
Including suburb and
postcode

22 Aviemore Way, Point Cook VIC 3030

Indicative selling price

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

Range between

\$680,000	&	\$710,000
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Median sale price

Median price

\$555,000	House	<input checked="" type="checkbox"/>	Suburb	Point Cook
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Period - From

June 2016	to	May 2017	Source	CoreLogic
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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
4 Chester Close, Point Cook VIC 3030	\$705,000	23-Mar-17
8 Hyacinth Place, Point Cook VIC 3030	\$700,000	09-Mar-17
5 Messina Crescent, Point Cook VIC 3030	\$700,000	06-Jan-17