Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Lucon Glen, Point Cook Vic 3030

Indicative selling price

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

Range between $850,000 & $890,000

Median sale price

Median price $745,000 Property Type House Suburb Point Cook

Period - From 01/01/2021 to 31/12/2021 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
1	131 Lennon Blvd POINT COOK 3030	$932,000	14/12/2021
2	45 La Rochelle Blvd POINT COOK 3030	$915,000	20/10/2021
3	37 Whistler Cr POINT COOK 3030	$910,000	10/03/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/03/2022 14:14

4 Lucon Glen, Point Cook Vic 3030



4 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $890,000
Median House Price
Year ending December 2021: $745,000

Comparable Properties



131 Lennon Blvd POINT COOK 3030 (REI)

4 2 2

Price: $932,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 630 sqm approx

Agent Comments



45 La Rochelle Blvd POINT COOK 3030 (REI)

4 2 2

Price: $915,000
Method: Private Sale
Date: 20/10/2021
Property Type: House
Land Size: 663 sqm approx

Agent Comments



37 Whistler Cr POINT COOK 3030 (REI)

4 2 2

Price: $910,000
Method: Private Sale
Date: 10/03/2022
Property Type: House
Land Size: 680 sqm approx

Agent Comments

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