CENTURY 21

# 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

1 Daffodil Way Point Cook, 3030

### Indicative selling price

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

Range between $600,000.00 & $650,000.00

### Median sale price

Median price $681,500.00 House X Suburb POINT COOK VIC 3030

Period - From 02-Jul-2018 to 19-Mar-2019 Source Corelogic

### 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 |
|---|---|---|---|
| 1 | 10 Buttercup Lane, Point Cook VIC 3030 | $641,000.00 | 25-Feb-2019 |
| 2 | 33 Hydrangea Drive, Point Cook VIC 3030 | $642,500.00 | 24-Dec-2018 |
| 3 | 21 Ladybird Crescent, Point Cook VIC 3030 | $665,000.00 | 19-Jan-2019 |


Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.