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

91 Sunnybank Drive Point Cook, 3030

Indicative selling price

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

Range between $480,000.00 & $500,000.00

Median sale price

Median price $640,000.00 Property Type HOUSE Suburb POINT COOK

Period - From 01-Sep-2018 to 31-Aug-2019 Source Realestate.com.au

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	7 Wells Road Point Cook	$490,000.00	06-May-2019
2	8 Wells Road Point Cook	$485,000.00	13-Aug-2019
3	21 Vicky Court Point Cook	$500,000.00	04-Jul-2019

This statement of information was prepared on 09-Dec-2019 at 10:29:39 AM EST