

LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

34 Windorah Drive, Point Cook

Indicative selling price

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

Range between

\$850,000

&

\$880,000

Median sale price

Median price

\$555,000

House

Unit

Suburb

Point Cook

Period - From

May 2016

to

April 2017

Source

RP Data Core Logic

Comparable 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.

Comparable #1

Address	411 Boardwalk Boulevard, Point Cook		
Sale Price	\$837,500	Date of Sale	18/05/2017

Comparable #2

Address	3 Kingsford Drive, Point Cook		
Sale Price	\$825,000	Date of Sale	05/01/2017

Comparable #3

Address	4 Yellowbox Drive, Point Cook		
Sale Price	\$850,000	Date of Sale	12/05/2017

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