

LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

35 Lennon Boulevard, Point Cook

Indicative selling price

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

Range between

\$900,000

&

\$950,000

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	29 Glastonbury Circuit, Point Cook		
Sale Price	\$880,000	Date of Sale	23/01/2017

Comparable #2

Address	35 Grandpark Circuit, Point Cook		
Sale Price	\$920,000	Date of Sale	27/04/2017

Comparable #3

Address	46 Lennon Boulevard, Point Cook		
Sale Price	\$1,038,000	Date of Sale	09/05/2017

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