

Statement of Information

Sections 47AF of the Estate Agents Act 1980

24 Hemlock Crescent, POINT COOK 3030

House



4 beds



2 baths



2 parking

Indicative selling price

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

**Range from \$750,000 -
\$780,000**

Median sale price

Median **House** for **POINT COOK** for period **Feb 2017 - Aug 2017**
Sourced from **Pricefinder**.

\$600,000

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 the most comparable to the property for sale.

3 Firth Place, Price **\$760,000** Sold 18 May 2017
POINT COOK 3030

8 Bilbao Way, Price **\$750,000** Sold 04 February 2017
POINT COOK 3030

16 Gibraltar Gardens , Price **\$770,000** Sold 06 June 2017
POINT COOK 3030

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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