

Statement of Information

Sections 47AF of the Estate Agents Act 1980

25 Caspian Circuit, POINT COOK 3030

House



4 beds



2 baths



1 parking

Indicative selling price

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

**Range from \$490,000 -
\$520,000**

Median sale price

Median **House** for **POINT COOK** for period **Jul 2016 - Jun 2017**
Sourced from **Pricefinder**.

\$580,000

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.

58c Tom Roberts Pde,
Point Cook 3030

Price **\$472,500** Sold 08 July 2017

11 Pottery Ave,
Point Cook 3030

Price **\$530,000** Sold 15 May 2017

7 Treeleaf Ave,
Point Cook 3030

Price **\$485,000** Sold 11 April 2017

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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