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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Brimble Street Point Cook VIC 3030

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000













## Median Sale Price

\$655,000 Houses in Point cook between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>11 Miami Drive Point Cook VIC 3030</b>	Sold Price	<b>\$660,000</b>	Sold Date	<b>07-Aug-18</b>
	 4  2  2			Distance	<b>0.27km</b>
	<b>15 Statesman Way Point Cook VIC 3030</b>	Sold Price	<b>\$620,000</b>	Sold Date	<b>14-Aug-18</b>
	 4  2  2			Distance	<b>0.49km</b>
	<b>55 Citybay Drive Point Cook VIC 3030</b>	Sold Price	<b>\$677,000</b>	Sold Date	<b>30-Jul-18</b>
	 4  2  2			Distance	<b>0.49km</b>

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