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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

13 Cape Parade Point Cook VIC 3030

 3  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 \$700,000 & \$730,000













## Median Sale Price

\$650,000 Houses in Point cook between 01 Mar 2018 - 28 Feb 2019

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>4 Tuncurry Road Point Cook VIC 3030</b>  4  2 	Sold Price	<sup>RS</sup> <b>\$620,000</b> <sup>UN</sup>	Sold Date	<b>25-Feb-19</b>
				Distance	<b>0.28km</b>
	<b>30 Lockheed Parade Point Cook VIC 3030</b>  4  2 	Sold Price	<b>\$625,000</b>	Sold Date	<b>29-Nov-18</b>
				Distance	<b>0.92km</b>
	<b>19 Wylie Way Point Cook VIC 3030</b>  4  2 	Sold Price	<sup>RS</sup> <b>\$642,500</b>	Sold Date	<b>21-Jan-19</b>
				Distance	<b>1.44km</b>

RS = Recent sale      UN = Undisclosed Sale

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