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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Hiddick Road Point Cook VIC 3030

4 2 2

Indicative Selling Price

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

Range between \$540,000 & \$590,000

Median Sale Price

\$642,500 Houses in Point cook between 01 Apr 2018 - 31 Mar 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.

	115 Beachview Parade Point Cook VIC 3030 4 2 2	Sold Price	\$595,000	Sold Date	09-Dec-18	Distance	0.17km
	11 Carnegie Road Point Cook VIC 3030 4 2 2	Sold Price	\$556,000	Sold Date	22-Feb-19	Distance	0.54km
	16 Goolwa Road Point Cook VIC 3030 4 2 2	Sold Price	\$568,000	Sold Date	07-Feb-19	Distance	0.58km

RS = Recent sale UN = Undisclosed Sale

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