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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Hiddick Road 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 \$495,000 & \$540,000













## Median Sale Price

\$635,000 Houses in Point cook between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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>6 Hiddick Road Point Cook VIC 3030</b>  3  2  2	Sold Price	<b>\$510,000</b>	Sold Date	<b>01-Apr-19</b>	Distance	<b>0.01km</b>
	<b>23 Tramway Street Point Cook VIC 3030</b>  3  2  2	Sold Price	<b>\$520,000</b>	Sold Date	<b>22-Mar-19</b>	Distance	<b>1.01km</b>
	<b>71 Vaucluse Boulevard Point Cook VIC 3030</b>  3  2  2	Sold Price	<b>\$537,500</b>	Sold Date	<b>08-Jan-19</b>	Distance	<b>1.58km</b>

RS = Recent sale      UN = Undisclosed Sale

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