

LJ Hooker

Statement of Information Sections 47AF of the Estate Agents Act 1980

Property offered for sale

14 Neptune Drive, Point Cook

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$650,000

House



Unit



Suburb

Point Cook

Period - From

Sep 2019

to

Aug 2020

Source

RP Data Core Logic

Comparable sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

Comparable #1

| | | | |
|-------------------|---------------------------------|---------------------|------------|
| Address | 15 Grandview Avenue, Point Cook | | |
| Sale Price | \$860,000 | Date of Sale | 24/06/2020 |

Comparable #2

| | | | |
|-------------------|-----------------------------------|---------------------|------------|
| Address | 71 Bensonhurst Parade, Point Cook | | |
| Sale Price | \$900,000 | Date of Sale | 18/06/2020 |

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