



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

38 Umbrella Way, Point Cook

Indicative selling price

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

Range between

\$470,000

&

\$500,000

Median sale price

Median price

\$342,500

House

Land



Suburb

Point Cook

Period - From

April 2017

to

March 2018

Source

RP Data Core Logic

Comparable sales

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

Comparable #1

Address	207 Featherbrook Drive, Point Cook		
Sale Price	\$460,000	Date of Sale	05/02/2018

Comparable #2

Address	223 Featherbrook Drive, Point Cook		
Sale Price	\$470,101	Date of Sale	22/09/2017

Comparable #3

Address	48 Maddock Street, Point Cook		
Sale Price	\$480,000	Date of Sale	22/01/2018

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