



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**46 Lindsay Gardens,
POINT COOK 3030**

House
3 beds
2 baths
2 parking

Indicative selling price

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

Range \$550,000 - \$600,000

Median sale price

Median **House** for **POINT COOK** for period **Aug 2017 - Jul 2018**

Sourced from **Corelogic**.

\$655,000

Comparable property sales

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

50 Lindsay Gardens,
Point Cook 3030

Price **\$610,000** Sold 09 July
2018

31 Vicky Court,
Point Cook 3030

Price **\$587,000** Sold 06 June
2018

16 Vicky Court,
Point Cook 3030

Price **\$575,000** Sold 21 July
2018

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

Ace Real Estate

Shop 4/4 Neville Avenue,
Laverton VIC 3028

Contact agents



Sunny Sharma

03-9931 1333
0466 88 55 99

sunny@acerealestate.com.au



Ravish Sharma

8393 5500
0415377470

ravish@acerealestate.com.au