



# ALPHALYNX

## STATEMENT OF INFORMATION



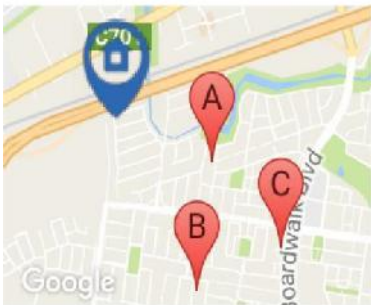
**40 CAMPASPE WAY, POINT COOK, VIC**

4 2 2

Indicative Selling Price

**\$795,000**

## SUBURB MEDIAN



**POINT COOK, VIC, 3030**

Suburb Median Sale Price (House)

**\$600,000**

Quarter ending Mar '17

Provided by: pricefinder

## COMPARABLE PROPERTIES



**38 MCINTYRE AVE, POINT COOK, VIC 3030**

4 2 2

Sale Price

**\$800,000**

Sale Date: 07/02/2017

Distance from Property: 676m



**5 TENNANT ST, POINT COOK, VIC 3030**

3 2 2

Sale Price

**\$795,000**

Sale Date: 10/12/2016

Distance from Property: 1.2km



**4 LEMONGRASS CCT, POINT COOK, VIC 3030**

4 2 2

Sale Price

**\$745,000**

Sale Date: 12/12/2016

Distance from Property: 1.3km

This report has been compiled on 27/04/2017 by Alphalynx Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode **40 CAMPASPE WAY, POINT COOK, VIC 3030**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price **\$725,000**

### Median sale price

(\*Delete house or unit as applicable)

Median price **\$600000** \*House  SUBURB **POINT COOK**

Period - From **1/01/2017** to **31/03/2017** Source **PRICEFINDER**

### Comparable property sales (\*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1. <b>38 MCINTYRE AVE, POINT COOK, VIC 3030</b>	<b>\$800,000</b>	07/02/2017
2. <b>5 TENNANT ST, POINT COOK, VIC 3030</b>	<b>\$795,000</b>	10/12/2016
3. <b>4 LEMONGRASS CCT, POINT COOK, VIC 3030</b>	<b>\$745,000</b>	12/12/2016