



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

94 Bruckner Drive, Point Cook, 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000.00

or range between

&

### Median sale price

Median price \$400,000.00

Property type Land

Suburb POINT COOK

Period - From Jan 2019

to

Dec 2019

Source CoreLogic

### Comparable property 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.

Address of comparable property	Price	Date of sale
24 Bruckner Drive Point Cook VIC 3030	\$354,000.00	13/08/2019
22 Bruckner Drive Point Cook VIC 3030	\$354,000.00	24/07/2019
20 Bruckner Drive Point Cook VIC 3030	\$354,000.00	31/07/2019

This Statement of Information was prepared on: Wednesday 08th January 2020