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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

42 Grassbird Drive Point Cook VIC 3030

 4  2  2

## Indicative Selling Price

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

Range between \$540,000 & \$560,000

## Median Sale Price

\$655,000 Houses in Point cook between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**30 Gardener Drive Point Cook VIC 3030**

 4  2  2

Sold Price

**\$565,000**

Sold Date

**27-Aug-18**

Distance

**0.17km**



**88 Sunnybank Drive Point Cook VIC 3030**

 4  2  2

Sold Price

**\$550,000**

Sold Date

**22-Sep-18**

Distance

**0.17km**



**19 Saltmarsh Crescent Point Cook VIC 3030**

 4  2  2

Sold Price

**\$580,000**

Sold Date

**11-Sep-18**

Distance

**0.58km**

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