



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 17 Ladybird Crescent, 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](http://consumer.vic.gov.au/underquoting)

**Range \$700,000 - \$750,000**

### Median sale price

Median **House** for **POINT COOK** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$610,000**

### 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.

**48 Ladybird Crescent,**  
Point Cook 3030

Price **\$750,000** Sold 03  
February 2018

**4 Mint Place,**  
Point Cook 3030

Price **\$800,500** Sold 02  
December 2017

**52 Alameda Boulevard,**  
Point Cook 3030

Price **\$773,000** Sold 28  
October 2017

### 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 Pricefinder.

#### Ray White Truganina

211 Leakes Road,  
Truganina VIC 3029

#### Contact agents



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**RayWhite**