

Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb or locality and postcode

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	31 Cheshunt St POINT LONSDALE 3225	\$1,420,000	21/02/2017
2	6 Pentland Rd POINT LONSDALE 3225	\$1,385,000	17/02/2017
3	6 Alexander Cr POINT LONSDALE 3225	\$1,320,000	02/03/2017

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



4   2   4

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 885 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,450,000  
**Median House Price**  
June quarter 2017: \$645,000

## Comparable Properties



**31 Cheshunt St POINT LONSDALE 3225 (VG)**   **Agent Comments**

4   -   -

**Price:** \$1,420,000  
**Method:** Sale  
**Date:** 21/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**6 Pentland Rd POINT LONSDALE 3225 (REI/VG)**   **Agent Comments**

4   3   2

**Price:** \$1,385,000  
**Method:** Private Sale  
**Date:** 17/02/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 595 sqm approx



**6 Alexander Cr POINT LONSDALE 3225 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 02/03/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 748 sqm approx