

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

(Address, including suburb or locality and postcode)

35 Winterley Road, Point Lonsdale, 3225

### Indicative selling price

(\*Delete single price or range as applicable)

Range between \$2,100,000 & \$2,300,000

### Median sale price

(Place 'x' in house or unit as applicable)

Median price	\$800,000	House	x	Unit	Suburb or locality	Point Lonsdale, 3225
Period - From	1/01/2017	to	31/03/2017	Source	REIV	

### Comparable property sales

(\*Delete A or B below as applicable)

B. RT Edgar (Bellarine) estate agent and (Felix Hakins) reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
14 Lonsdale St POINT LONSDALE 3225	\$2,495,000	20/12/2015

