

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

Single price

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	151 Point Lonsdale Rd POINT LONSDALE 3225	\$2,800,000	12/12/2016
2	5 Rhondella Ct POINT LONSDALE 3225	\$1,700,000	14/10/2016
3	25 Baillieu St POINT LONSDALE 3225	\$1,560,000	21/04/2017

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.~~



5 3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 675 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,900,000
Median House Price
 June quarter 2017: \$645,000

Comparable Properties



151 Point Lonsdale Rd POINT LONSDALE 3225 (VG) [Agent Comments](#)

- - -

Price: \$2,800,000
Method: Sale
Date: 12/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 825 sqm approx

5 Rhondella Ct POINT LONSDALE 3225 (VG) [Agent Comments](#)

3 - -

Price: \$1,700,000
Method: Sale
Date: 14/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 901 sqm approx



25 Baillieu St POINT LONSDALE 3225 (VG) [Agent Comments](#)

3 - -

Price: \$1,560,000
Method: Sale
Date: 21/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 619 sqm approx