# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980



### Property offered for sale

Address q

9 Alexander Crescent, Point Lonsdale 3225

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# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

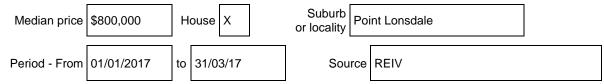
or range between \$1,600,000

,000

\$1,750,000

# Median sale price

(\*Delete house or unit as applicable)



#### **Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 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
5 Rhondella Court, Point Lonsdale 3225	\$1,700,000	14/10/2016
5 Nicholas Court, Point Lonsdale 3225	\$1,650,000	21/01/2016
8 Alexander Crescent, Point Lonsdale 3225	\$1,460,000	23/12/2016

