

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

9 Alexander Crescent, Point Lonsdale 3225

Indicative selling price

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

or range between

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$800,000

House

X

Suburb
or locality

Point Lonsdale

Period - From

01/01/2017

to

31/03/17

Source

REIV

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