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Rooms:
Property Type: House
Land Size: 521 sqm
 Agent Comments

Indicative Selling Price
 \$1,295,000
Median House Price
 March quarter 2017: \$800,000

Comparable Properties



8 Alexander Cr POINT LONSDALE 3225 (VG) Agent Comments

3 - -

Price: \$1,460,000
Method: Sale
Date: 23/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 623 sqm



21 Glaneuse Rd POINT LONSDALE 3225 (VG) Agent Comments

3 - -

Price: \$1,330,000
Method: Sale
Date: 13/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 804 sqm



9 Buckleys Rd POINT LONSDALE 3225 (VG) Agent Comments

3 - -

Price: \$1,200,000
Method: Sale
Date: 15/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 392 sqm

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

3 Arkins Street, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$800,000

House X

Suburb or locality Point Lonsdale

Period - From 01/01/2017

to 31/03/2017

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
8 Alexander Cr POINT LONSDALE 3225	\$1,460,000	23/12/2016
21 Glaneuse Rd POINT LONSDALE 3225	\$1,330,000	13/01/2017
9 Buckleys Rd POINT LONSDALE 3225	\$1,200,000	15/12/2016