

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

2/9 Silver Ridge Road, Point Lonsdale, 3225

Indicative selling price

Range between \$680,000 & \$720,000

Median sale price

Median price	\$800,000	House	Unit	x	Suburb or locality	Point Lonsdale 3225
Period - From	31/01/2017	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 eighteen months that RT Edgar Point Lonsdale estate agent and Felix Hakins consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1/9 Silver Ridge Rd POINT LONSDALE 3225	\$ 665,000	21/10/2016
2 13 Silver Ridge Rd POINT LONSDALE 3225	\$650,000	19/09/2016
3 12 Peterho Blvd POINT LONSDALE 3225	\$685,000	22/03/2017