

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	7 Landy Ct POINT LONSDALE 3225	\$827,500	09/02/2017
2	11 Beachwood Dr POINT LONSDALE 3225	\$770,000	05/05/2017
3	8 Lakes Entrance Dr POINT LONSDALE 3225	\$755,000	01/03/2017

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.~~



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 477 sqm approx
 Agent Comments

Indicative Selling Price
 \$725,000
Median House Price
 June quarter 2017: \$645,000

Comparable Properties



7 Landy Ct POINT LONSDALE 3225 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$827,500
Method: Private Sale
Date: 09/02/2017
Rooms: 7
Property Type: House
Land Size: 674 sqm approx



11 Beachwood Dr POINT LONSDALE 3225 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$770,000
Method: Sold Before Auction
Date: 05/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 836 sqm approx



8 Lakes Entrance Dr POINT LONSDALE 3225 (REI) [Agent Comments](#)

3 2 2

Price: \$755,000
Method: Private Sale
Date: 01/03/2017
Rooms: 5
Property Type: House
Land Size: 563 sqm approx