

RT Edgar

STATEMENT OF INFORMATION

26 June 2018

Property offered for sale

35 Nelson Street Point Lonsdale VIC 3225

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price	\$694,000	House	x	Unit	Suburb or locality	Point Lonsdale 3225
Period - From	01/01/2018	to	31/03/2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Nicole Rowe considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 7 Landy Court Point Lonsdale VIC 3225	\$827,500	09/02/2017
2 5 Norman Crescent Point Lonsdale VIC 3225	\$855,000	21/04/2017
3 9 Old Geelong Road Point Lonsdale VIC 3225	\$912,500	30/08/2017