

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	35 Winterley Rd POINT LONSDALE 3225	\$2,020,500	31/08/2017
2	185 Point Lonsdale Rd POINT LONSDALE 3225	\$1,975,000	27/01/2018
3	24 Ocean Rd POINT LONSDALE 3225	\$1,900,000	06/12/2017

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.

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Indicative Selling Price

\$1,700,000

Median House Price

Year ending March 2018: \$693,500



5 3 5

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



35 Winterley Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

4 2 5

Price: \$2,020,500

Method: Private Sale

Date: 31/08/2017

Rooms: 7

Property Type: House

Land Size: 554 sqm approx



185 Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

5 3 2

Price: \$1,975,000

Method: Auction Sale

Date: 27/01/2018

Rooms: 9

Property Type: House (Res)

Land Size: 890 sqm approx



24 Ocean Rd POINT LONSDALE 3225 (REI/VG) Agent Comments

3 1 1

Price: \$1,900,000

Method: Private Sale

Date: 06/12/2017

Rooms: 4

Property Type: House

Land Size: 1204 sqm approx