

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](http://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	119 Fellows Rd POINT LONSDALE 3225	\$780,000	11/08/2017
2	27 Hollywood Blvd POINT LONSDALE 3225	\$765,000	06/03/2018
3	18 Kings Ct POINT LONSDALE 3225	\$750,000	01/09/2017

**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.

Hugh Martin

03 5258 4100

0488 584 151

hugh.martin@kerleys.com.au

**Indicative Selling Price**

\$750,000

**Median House Price**

Year ending March 2018: \$693,500



3   -   -

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 675 sqm approx

Agent Comments

## Comparable Properties



**119 Fellows Rd POINT LONSDALE 3225 (VG)**

Agent Comments

3   -   -

**Price:** \$780,000

**Method:** Sale

**Date:** 11/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 836 sqm approx



**27 Hollywood Blvd POINT LONSDALE 3225 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$765,000

**Method:** Private Sale

**Date:** 06/03/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 836 sqm approx



**18 Kings Ct POINT LONSDALE 3225 (VG)**

Agent Comments

4   -   -

**Price:** \$750,000

**Method:** Sale

**Date:** 01/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1016 sqm approx