

Statement of Information

Hugh Martin 03 5258 4100 0488 584 151 hugh.martin@kerleys.com.au

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 andpostcode

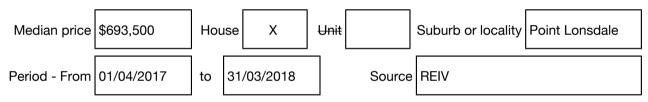
4 Elliot Court, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$750,000

Median sale price



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.

Account - Kerleys Coastal RE | P: 03 52584100

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



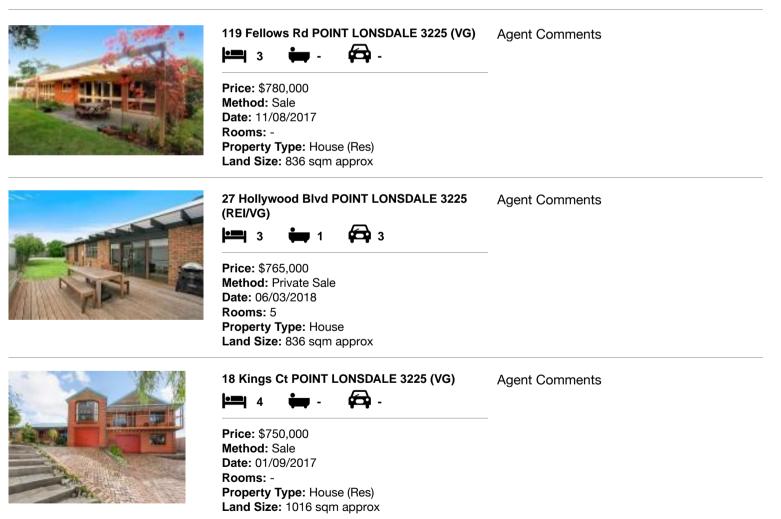




Rooms: Property Type: House (Res) Land Size: 675 sqm approx Agent Comments Hugh Martin 03 5258 4100 0488 584 151 hugh.martin@kerleys.com.au

Indicative Selling Price \$750,000 Median House Price Year ending March 2018: \$693,500

Comparable Properties



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