

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 24 Point Boulevard, Point Lonsdale 3225

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$675,000

House X

Suburb or locality Point Lonsdale

Period - From 01/07/2016 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
8 Lindors Close, Point Lonsdale 3225	\$820,000	09/03/2017
12 Peterho Boulevard, Point Lonsdale 3225	\$685,000	22/03/2017
11 Peterho Boulevard, Point Lonsdale 3225	\$607,500	28/02/2017