

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

Indicative selling price

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

Single price

Median sale price

(*Delete house or unit as applicable)

Median price

House

Suburb or locality

Period - From to

Source

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 |
|--------------------------------------|-----------|--------------|
| 11 Peterho Boulevard, Point Lonsdale | \$607,500 | 28/02/17 |
| 42 Grimes Road, Point Lonsdale | \$602,500 | 31/01/17 |
| 15 Old Geelong Road, Point Lonsdale | \$524,400 | 13/01/17 |