

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

Lot 311 Fellows Road Point Lonsdale 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

### Median sale price

Median Price \$780,000 Suburb or locality Point Lonsdale Property Type House

Period From 01/10/2018 to 31/12/2018 Source REIV

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agents and Peter Cordner consider to be most comparable to the property for sale.

| Address of comparable property         | Price     | Date of sale |
|--|-----------|--------------|
| 23 Patching Street Point Lonsdale 3225 | \$582,000 | 27/03/2018   |
| 4 Clubhouse Drive Point Lonsdale 3225  | \$500,000 | 04/09/2018   |
| 6 Phelan Street Point Lonsdale 3225    | \$615,000 | 17/11/2018   |