

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

4 Nicholas Court, Point Lonsdale, 3225

### Indicative selling price

OR Range  
between \*\$1,275,000 & \$1,325,000

### Median sale price

Median price	\$800,000	House	X	Unit	Suburb or locality	Point Lonsdale
Period - From	1/01/2017	to	31/03/2017	Source	REIV	

### Comparable property sales

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

Address of comparable property	Price	Date of sale
1 31 Baillieu St POINT LONSDALE 3225	\$1,295,000	23/03/2016
2 34 Fellows Rd POINT LONSDALE 3225	\$1,275,000	16/01/2016
3 24 Buckleys Rd POINT LONSDALE 3225	\$1,300,000	13/11/2015