

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

Lot 613 Phelan Street Point Lonsdale VIC 3225

Indicative selling price

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

Single price \$ 570,000 **OR** Range \$ & \$
between

Suburb house median sale price

Median price	\$ 798,000	Property Type	House	Suburb	Point Lonsdale
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Period - From	01/03/2019	to	30/06/2019	Source	REIV
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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 Peter Cordner consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 38 Patching Street Point Lonsdale VIC 3225	\$ 585,000	29/05/2018
2 6 Phelan Street Point Lonsdale VIC 3225	\$ 615,000	17/11/2018
3 5 Phelan Street Point Lonsdale VIC 3225	\$ 550,000	05/08/2019

OR

B. RT Edgar Bellarine estate agent and Peter Cordner reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on 16/09/2019