

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

189 Fellows Road Point Lonsdale VIC 3225

### Indicative selling price

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

Range between \$780,000 and \$850,000

### Median sale price

Median Price \$793,000 Suburb or locality Point Lonsdale Property Type House

Period From 01/01/2019 to 31/03/2019 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 Felix Hakins consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
32 Anderson Street Point Lonsdale VIC 3225	\$850,000	14/09/2018
5 Landy Court Point Lonsdale VIC 3225	\$825,000	12/02/2018
2 Marrita Court Point Lonsdale VIC 3225	\$815,000	14/05/2018