

## 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  
Including suburb or locality and postcode

2 Marrita Court, Point Lonsdale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$790,000 & \$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$675,000

\*House

X

\*Unit

Suburb  
or locality

Point Lonsdale

Period - From

12/01/18

to

12/04/18

Source

Realestate.com.au

### Comparable property sales

A\* 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
1. 4 Marrita Court, Point Lonsdale	\$830,000	15/10/16
2. 33 Norman Crescent, Point Lonsdale	\$851,000	13/07/17
3. 5 Norman Crescent, Point Lonsdale	\$855,000	21/04/17