

RT Edgar

STATEMENT OF INFORMATION

9 February 2018

Property offered for sale

14 Albert Street Point Lonsdale VIC 3225

Indicative selling price

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

Range
between \$1,435,000 & \$1,550,000

Median sale price

Median price	\$670,000	House	x	Unit	Suburb or locality	Point Lonsdale 3225
Period - From	01/10/2017	to	31/12/2017	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 8 Alexander Crescent Point Lonsdale 3225	\$1,460,000	23/12/2016
2 64 Baillieu Street Point Lonsdale 3225	\$1,380,000	23/06/2017
3 31 Cheshunt Street Point Lonsdale 3225	\$1,420,000	21/02/2017