

campbell potts

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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

11 Old Geelong Road Point Lonsdale 3225

Indicative selling price

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

Single price

\$598,000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$660,000

*House

x

*Unit

Suburb
or locality

Point Lonsdale

Period - From

June 2016

to

May 2017

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
42 Grimes Road Point Lonsdale 3225	\$602,500	31 st Jan 2017
1/3 Waiora Court Point Lonsdale 3225	\$574,000	28 th Feb 2017
33 Grimes Road Point Lonsdale 3225	\$620,000	26 th April 2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.