

RT Edgar

STATEMENT OF INFORMATION

21st September 2018

Property offered for sale

1/193 Fellows Road Point Lonsdale 3225

Indicative selling price

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

Range between \$465,000 and \$495,000

Median sale price

Median Price \$735,000 Suburb or locality Point Lonsdale

Period From 01/04/2018 to 30/06/2018 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
151A Fellows Road Point Lonsdale VIC 3225	\$452,500	23/05/2017
1/17 California Boulevard Point Lonsdale VIC 3225	\$490,000	07/04/2017
1/5 Silver Ridge Road Point Lonsdale VIC 3225	\$530,000	13/02/2018