

# RT Edgar

## STATEMENT OF INFORMATION

1 February 2018

### Property offered for sale

1/5 Silver Ridge 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)

Single price \$530,000

### 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 1/134 Fellow Road Point Lonsdale VIC 3225	\$560,000	04/12/2017
2 2/11 Hillcrest Drive Point Lonsdale VIC 3225	\$562,500	09/10/2017
3 3/10-12 Beach Close Point Lonsdale VIC 3225	\$540,000	01/09/2017