

## 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

67 Kirk Road Point Lonsdale 3225

#### 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

\$839,000

or range between

&

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$680,000

\*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
1 Golightly Street Point Lonsdale	\$825,000	7 <sup>th</sup> April 2017
7 Deakin Street Point Lonsdale	\$1150,000	30 <sup>th</sup> March 2016
11 Arkins Street Point Lonsdale	\$890,000	17 <sup>th</sup> January 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.