

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

9 Amphora Way 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

\$849,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$700,000

*House

X

*Unit

Suburb
or locality

Point Lonsdale

Period - From

Sept 2016

to

August 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
31 Cowry Way Point Lonsdale	\$850,000	3 rd October 2017
23 Cowry Way Point Lonsdale	\$810,000	1 st June 2016
12 Lakes Entrance Point Lonsdale	\$803,000	24 th March 2017

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.