

RT Edgar

STATEMENT OF INFORMATION

26th November 2018

Property offered for sale

16 Warwick Hill Drive Point Lonsdale VIC 3225

Indicative selling price

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

Range between \$1,050,000 and \$1,150,000

Median sale price

Median Price \$815,000 Suburb or locality Point Lonsdale Property Type House

Period From 01/07/2018 to 30/09/2018 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 Hakens consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
24 Hillcrest Drive Point Lonsdale VIC 3225	\$1,100,000	01/02/2018
38 Norman Crescent Point Lonsdale VIC 3225	\$1,200,000	19/12/2017
6 Chiswick Court Point Lonsdale VIC 3225	\$1,100,000	10/07/2017