

## 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

10 - 12 Thomson Street Point Lonsdale 3225

### Indicative selling price – 10 Thomson Street Point Lonsdale

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

or range between

\$1000,000

&

\$1100,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$817,500

\*House

X

\*Unit

Suburb  
or locality

Point Lonsdale

Period - From

Oct 2017

to

Sept 2018

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
2 Thomson Street Point Lonsdale	\$1030,000	16 <sup>th</sup> Oct 2017
11 Albert Street Point Lonsdale	\$1352,000	17 <sup>th</sup> Feb 2018
5 Victor Street Point Lonsdale	\$1230,000	25 <sup>th</sup> Feb 2018

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.

## Indicative selling price – 12 Thomson Street Point Lonsdale

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

or range between

&

## Median sale price

(\*Delete house or unit as applicable)

Median price

\*House

\*Unit

Suburb  
or locality

Period - From

to

Source

## 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**

2 Thomson Street Point Lonsdale	\$1030,000	16 <sup>th</sup> Oct 2017
93 Glanuese Road Point Lonsdale	\$825,000	4 <sup>th</sup> July 2017
1 Hobson Street Queenscliff	\$890,000	7 <sup>th</sup> May 2018

**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.