

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

11 Silver Ridge Road 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

\$989,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$802,500

*House

X

*Unit

Suburb
or locality

Point Lonsdale

Period - From

Nov 2017

to

Oct 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
127 Fellows Rd Point Lonsdale	\$1000,000	16 May 2018
6 Chiswick Court Point Lonsdale	\$1100,000	10 July 2017
9 Old Geelong Rd Point Lonsdale	\$912,500	24 Aug 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.