

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

2 Lakes Entrance 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

\$448,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$395,000

*House

*Unit

Suburb
or locality

Land -Point Lonsdale

Period - From

June 2017

to

May 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
25 Silver Ridge Road Point Lonsdale	\$410,000	15 March 2017
41-43 Calcium Park Crescent, Point Lonsdale	\$432,000	28 Feb 2018
5 Lorna Place, Point Lonsdale	\$475,000	8 July 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.