

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

127 Fellows 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

\$

or range between

\$980,000

&

\$1050,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$690,000

*House

X

*Unit

Suburb
or locality

Point Lonsdale

Period - From

March 2017

to

Feb 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
24 Hillcrest Drive Point Lonsdale	\$1100,000	1 st Feb 2018
38 Norman Crescent Point Lonsdale	\$1200,000	19 Dec 2017
9 Mahala Street Point Lonsdale	\$1095,000	5 Jan 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.