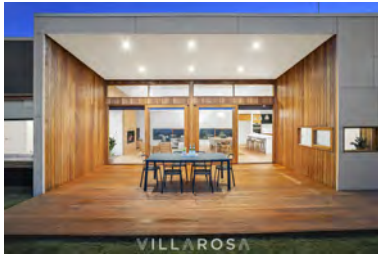


### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 COWRY WAY, POINT LONSDALE, VIC**

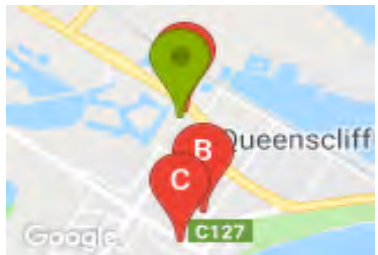
4 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$885,000 to \$965,000**

### MEDIAN SALE PRICE



**POINT LONSDALE, VIC, 3225**

**Suburb Median Sale Price (House)**

**\$820,000**

01 July 2018 to 30 June 2019

Provided by: pricefinder

### COMPARABLE PROPERTIES

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.



**38 COWRY WAY, POINT LONSDALE, VIC 3225**

3 2 3

**Sale Price**

**\*\*\$835,000**

Sale Date: 17/01/2019

Distance from Property: 51m



**22 GRIMES RD, POINT LONSDALE, VIC 3225**

3 2 1

**Sale Price**

**\$935,000**

Sale Date: 09/11/2018

Distance from Property: 701m



**13 LAWRENCE RD, POINT LONSDALE, VIC**

4 2 1

**Sale Price**

**\*\*\$960,000**

Sale Date: 17/05/2019

Distance from Property: 887m



This report has been compiled on 03/07/2019 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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