

# RT Edgar

# STATEMENT OF INFORMATION

## Property offered for sale

3 Albert Street Point Lonsdale VIC 3225

### Indicative selling price

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

Single price    \$                                 **OR** Range                                 \$ 1,500,000                                 &    \$ 1,650,000

## Suburb house median sale price

Median price	\$ 798,000	Property Type	House	Suburb	Point Lonsdale
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Period - From	01/03/2019	to	30/06/2019	Source	REIV
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## Comparable property sales

**A.** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Felix Hakins consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b>	\$	
<b>2</b>	\$	
<b>3</b>	\$	

**OR**

**B.** RT Edgar Bellarine estate agent and Felix Hakins reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**This Statement of Information was prepared on 23/09/2019**