

# RT Edgar

## STATEMENT OF INFORMATION

26 October 2017

### Property offered for sale

16 Cockle Crescent 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)

Range  
between \$280,000 & \$320,000

### Median sale price

Median price	\$645,000	House	x	Unit	Suburb or locality	3225
Period - From	01/07/2017	to	30/09/2017	Source	REIV	

### Comparable property sales

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
1 22a Jennifer Crescent Point Lonsdale 3225	\$295,000	09/03/2017
2 28 Cockle Crescent Point Lonsdale 3225	\$307,000	18/05/2016
3 27 Cockle Crescent Point Lonsdale 3225	\$363,000	30/04/2016