

## 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

33 Norman 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) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$\*780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$727,500

\*House

X

\*Unit

Suburb  
or locality

Point Lonsdale

Period - From

29/06/17

to

29/09/17

Source

Pdslive.com.au

### Comparable property sales

**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 |
|------------------------------------------|-----------|--------------|
| 1. 4 Marrita Court, Point Lonsdale       | \$830,000 | 15/10/16     |
| 2. 10 Warwick Hill Drive, Point Lonsdale | \$805,000 | 18/11/16     |
| 3. 14 Warwick Hill Drive, Point Lonsdale | \$785,000 | 06/09/16     |