

# RT Edgar

## STATEMENT OF INFORMATION

21st December 2018

### Property offered for sale

Lot 610 Phelan Street Point Lonsdale 3225

### Indicative selling price

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

Single price \$476,000

### Median sale price

Median Price \$815,000 Suburb or locality Point Lonsdale

Period From 01/07/2018 to 30/09/2018 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 agents and Peter Cordner consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16 Patching Street Point Lonsdale 3225	\$500,000	05/07/2017
18 Patching Street Point Lonsdale 3225	\$510,000	12/10/2017
19 Patching Street Point Lonsdale 3225	\$460,000	04/10/2018