

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 10 CALCIUM PARK CRESCENT, POINT LONSDALE VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,050,000

or range between

&

Median sale price

Median price \$1,570,000

Property type House

Suburb POINT LONSDALE

Period - From APRIL 2023

to

June 2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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. 33 CALCIUM PARK CRESCENT, POINT LONSDALE 3225	\$1,060,000	23/05/2023
2. 18 COWRY WAY, POINT LONSDALE VIC 3225	\$1,115,000	04/05/2023
3. 25 WIRILDA WAY, POINT LONSDALE VIC 3225	\$1,050,000	30/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21/08/2023