

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

(Address, including suburb or locality and postcode)

1 Lakeland Court, Point Lonsdale, VIC 3225

### Indicative selling price

(\*Delete single price or range as applicable)

Range between \*\$570,000 & \$620,000

### Median sale price

(Place 'x' in house or unit as applicable)

Median price	\$620,000	House	X	Unit	Suburb or locality	POINT LONSDALE
Period - From	May 2016	to	May 2017	Source	RP Data	

### 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 eighteen months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 36 Grimes Rd, Point Lonsdale, VIC	\$600,000	25/02/2017
2 42 Grimes Rd, Point Lonsdale, VIC	\$602,500	31/01/2017
3 11 Peterho Blvd, Point Lonsdale, VIC	\$607,500	28/02/2017