

campbell potts

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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

6 Chiswick Court Point Lonsdale 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 \$ or range between \$960,000 & \$1050,000

Median sale price

(*Delete house or unit as applicable)

Median price \$680,000

*House ☒

*Unit ☐

Suburb or locality Point Lonsdale

Period - From June 2016

to May 2017

Source Corelogic

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 10 Silver Ridge Road Point Lonsdale	\$1050,000	10 July 2016
2 14 Silver Ridge Road Point Lonsdale	\$1043,000	12 Feb 2016
3 17 Johnstone Street Point Lonsdale	\$1015,000	19 Feb 2017

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.