

# RT Edgar

## STATEMENT OF INFORMATION

3 November 2017

### Property offered for sale

2 Mason Court, Queenscliff VIC 3225

### Indicative selling price

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

Range  
between \$750,000 & \$825,000

### Median sale price

|               |           |       |           |        |                    |             |
|---------------|-----------|-------|-----------|--------|--------------------|-------------|
| Median price  | \$820,000 | House | X         | Unit   | Suburb or locality | Queenscliff |
| Period - From | July 2017 | to    | Sept 2017 | Source | REIV               |             |

### Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Ocean Grove estate agent and Teresa Blick consider to be most comparable to the property for sale.

| Address of comparable property           | Price     | Date of sale |
|------------------------------------------|-----------|--------------|
| 1 1 Beach Close, Point Lonsdale VIC 3225 | \$720,000 | 13/05/2016   |
| 2 10 Mason Court, Queenscliff VIC 3225   | \$770,000 | 06/01/2017   |
| 3 13 Cygnet Court, Queenscliff VIC 3225  | \$705,000 | 5/06/2017    |