RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

16 Downton Crescent Point Lonsdale VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$ 750,000	**OR** Range between	$	& $

Suburb house median sale price

Median price	$ 798,000	Property Type	House	Suburb	Point Lonsdale
Period - From	01/03/2019	to	30/06/2019	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 Bellarine estate agent and Felix Hakins consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8 Ward Road Queenscliff VIC 3225	$ 730,000	17/06/2019
2 7 Waiora Court Point Lonsdale VIC 3225	$ 675,000	07/05/2019
3 18 Downton Crescent Point Lonsdale VIC 3225	$ 685,000	21/01/2019

OR

B. RT Edgar Bellarine estate agent and Felix Hakins reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on 16/09/2019