

# 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

2/1 Warwick Hill Drive, Point Lonsdale Vic 3225
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### Indicative selling price

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

Range between

\$620,000
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&

\$650,000
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### Median sale price

Median price

\$840,000
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Property type

House
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Suburb

Point Lonsdale
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Period - From

01/07/2019
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to

30/09/2019
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Source

REIV
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### Comparable property sales

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
2/15 Emily Street, Point Lonsdale	\$640,000	28/10/2019
2/134 Fellows Road, Point Lonsdale	\$640,000	14/10/2019
2/10 Pico Avenue, Point Lonsdale	\$640,000	04/05/2019

This Statement of Information was prepared on:

14 February 2020
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