

RT Edgar

STATEMENT OF INFORMATION

28th January 2019

Property offered for sale

Bathing Box 1, Point King Foreshore, Portsea VIC 3944

Indicative selling price

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

Range between \$360,000 & \$400,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price \$1,912,000 House x Unit Suburb Portsea

Period - From 01/11/2017 to 31/10/2018 Source Corelogic

Comparable property sales

RT Edgar Portsea estate agent and Ilze Moran reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.