

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

24 Downton Crescent, Point Lonsdale VIC 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 \$*680,000 & \$730,000

Median sale price

Median price	\$833,750	Property type	House	Suburb	Point Lonsdale

Period - From Oct 2018 to Sep 2019 Source RP DATA

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
22 Downton Crescent, Point Lonsdale	\$820,000	17.04.19
31 Nelson Road, Point Lonsdale	\$690,000	05.07.19
191 Fellows Road, Point Lonsdale	\$692,500	07.11.18

This Statement of Information was prepared on: 18th October 2019