

## 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](http://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: 18<sup>th</sup> October 2019