

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

4 Pelham Court, Point Lonsdale, 3225

### Indicative selling price

Range between \$950,000 & \$1,050,000

### Median sale price

Median price	\$657,500	House	X	Unit	Suburb or locality	3225
Period - From	1/01/2017	to	31/03/2017	Source	REIV	

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Point Lonsdale estate agent and Felix Hakins consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 17 Johnstone Street, Point Lonsdale	\$1,015,000	19/02/2017
2 2 Anderson Street, Point Lonsdale	\$845,000	07/02/2017
3 1 Downtown Crescent, Point Lonsdale	\$1,025,000	24/12/2016