

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

68 Fellows Road Point Lonsdale 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

\$849,000

or range between

&

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$682,500

\*House

X

\*Unit

Suburb  
or locality

Point Lonsdale

Period - From

Dec 2016

to

Nov 2017

Source

Corelogic

#### 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               |
|------------------------------------------------|-----------|----------------------------|
| 77 Fellows Road Point Lonsdale                 | \$780,000 | Oct 2017                   |
| 1 Golightly Street Point Lonsdale              | \$825,000 | 7 <sup>th</sup> April 2017 |
| No third comparable property in last 18 months |           |                            |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.