

## 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

2 Saltbush Circuit 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

or range between

\$430,000

&

\$450,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$395,000

\*House

\*Unit

Suburb  
or locality

Land -Point Lonsdale

Period - From

May 2017

to

April 2018

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
25 Silver Ridge Road Point Lonsdale	\$410,000	15 March 2017
41-43 Calcium Park Crescent, Point Lonsdale	\$432,000	28 Feb 2018
5 Lorna Place, Point Lonsdale	\$475,000	8 July 2017

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.