

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

5 Downton Crescent Point Lonsdale VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ **OR** Range between \$ 1,000,000 & \$ 1,100,000

Suburb house median sale price

Median price \$ 798,000 Property Type House Suburb Point Lonsdale

Period - From 01/03/2019 to 30/06/2019 Source REIV

Comparable property sales

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

Address of comparable property	Price	Date of sale
1 7 Cygnet Court Queenscliff VIC 3225	\$ 1,165,000	04/03/2019
2 127 Fellows Road Point Lonsdale VIC 3225	\$ 1,000,000	16/05/2019
3	\$	

OR

B. RT Edgar Bellarine estate agent and Felix Hakins reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on 16/09/2019