

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

34 Cowry Way 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)

Single price \$ **OR** Range between \$ 800,000 & \$ 880,000

### 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
<b>1</b> 4 Cameo Lane Point Lonsdale VIC 3225	\$ 810,000	24/04/2019
<b>2</b> 10 Cameo Lane Point Lonsdale VIC 3225	\$ 799,000	26/02/2019
<b>3</b> 8 Cameo Lane Point Lonsdale VIC 3225	\$ 799,000	0 21/02/2019

**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 16/9/2019**