## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

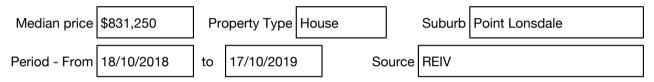
20 Buckleys Road, Point Lonsdale Vic 3225

#### Indicative selling price

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Single price \$1,175,000

#### Median sale price



#### 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
1	59 Winterley Rd POINT LONSDALE 3225	\$1,255,000	22/06/2019
2	22 Buckleys Rd POINT LONSDALE 3225	\$1,250,000	05/01/2019
3	7 Girvan Gr POINT LONSDALE 3225	\$1,185,500	06/12/2018

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.

This Statement of Information was prepared on:

18/10/2019 13:27





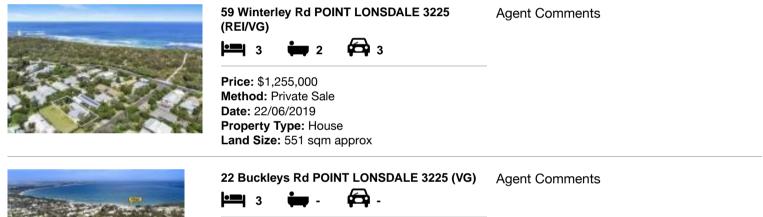




Property Type: House (Previously Occupied - Detached) Land Size: 617 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$1,175,000 Median House Price 18/10/2018 - 17/10/2019: \$831,250

# **Comparable Properties**





Price: \$1,250,000 Method: Sale Date: 05/01/2019 Property Type: House (Res)

Land Size: 616 sqm approx



7 Girvan Gr POINT LONSDALE 3225 (REI/VG) Agent Comments



Price: \$1,185,500 Method: Private Sale Date: 06/12/2018 Rooms: 6 Property Type: House Land Size: 883 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100

