

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

Indicative selling price

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

Single price

Median sale price

Median price Property Type Suburb

Period - From to Source

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	18 Knowles Gr POINT LONSDALE 3225	\$860,000	07/11/2018
2	14 Cowry Way POINT LONSDALE 3225	\$858,500	25/07/2019
3	32 Anderson St POINT LONSDALE 3225	\$850,000	14/09/2018

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:

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Indicative Selling Price

\$860,000

Median House Price

07/11/2018 - 06/11/2019: \$833,750



2 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



18 Knowles Gr POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 07/11/2018

Property Type: House

Land Size: 507 sqm approx



14 Cowry Way POINT LONSDALE 3225 (VG)

Agent Comments

3 - -

Price: \$858,500

Method: Sale

Date: 25/07/2019

Property Type: House (Res)

Land Size: 512 sqm approx



32 Anderson St POINT LONSDALE 3225 (REI/VG)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 14/09/2018

Property Type: House

Land Size: 696 sqm approx