

# RT Edgar

## STATEMENT OF INFORMATION

24 January 2018

### Property offered for sale

18 Knowles Grove 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)

Range between \$840,000 & \$875,000

### Median sale price

Median price	\$670,000	House	x	Unit	Suburb or locality	Point Lonsdale 3225
Period - From	01/10/2017	to	31/12/2017	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 Nicole Rowe consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 33 Norman Crescent Point Lonsdale 3225	\$851,000	18/07/2017
2 18 Mahala Street Point Lonsdale 3225	\$855,000	01/03/2017
3 121 Fellows Road Point Lonsdale 3225	\$860,000	05/05/2017