

# 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

4 Elliot Court, 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 \$850,000 & \$895,000

### Median sale price

Median price \$797,500 Property Type House Suburb Point Lonsdale

Period - From 01/07/2018 to 30/06/2019 Source REIV

### 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	79 Fellows Rd POINT LONSDALE 3225	\$832,500	12/07/2019
2	5 Landy Ct POINT LONSDALE 3225	\$825,000	12/02/2019
3	14 Jennifer Cr POINT LONSDALE 3225	\$800,000	17/05/2019

**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:

17/10/2019 11:54

4 Elliot Court, Point Lonsdale Vic 3225



3 -

**Property Type:** House (Res)  
**Land Size:** 675 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$895,000  
**Median House Price**  
Year ending June 2019: \$797,500

## Comparable Properties



**79 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$832,500  
**Method:** Private Sale  
**Date:** 12/07/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 688 sqm approx



**5 Landy Ct POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 12/02/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 669 sqm approx



**14 Jennifer Cr POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 17/05/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 715 sqm approx

**Account - Fletchers** | P: 5258 2833



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.