

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<br>Including suburb or locality and postcode | 43-45 Cockle Crescent, 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 | \$845,000 |
|--------------|-----------|

**Median sale price**

|               |            |       |            |        |      |                    |                |
|---------------|------------|-------|------------|--------|------|--------------------|----------------|
| Median price  | \$797,500  | House | X          | Unit   |      | Suburb or locality | 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 eighteen 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 | 16 Cameo La POINT LONSDALE 3225        | \$841,000 | 14/03/2018   |
| 3 | 21 Silver Ridge Rd POINT LONSDALE 3225 | \$830,000 | 11/01/2019   |

**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 eighteen months.

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**Rooms:**  
**Property Type:** House (Res)  
Agent Comments

**Indicative Selling Price**  
\$845,000

**Median House Price**  
Year ending June 2019: \$797,500

## Comparable Properties



**18 Knowles Gr POINT LONSDALE 3225 (REI)** Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 07/11/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 507 sqm approx

**16 Cameo La POINT LONSDALE 3225 (VG)** Agent Comments



**Price:** \$841,000  
**Method:** Sale  
**Date:** 14/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 271 sqm approx



**21 Silver Ridge Rd POINT LONSDALE 3225 (VG)** Agent Comments



**Price:** \$830,000  
**Method:** Sale  
**Date:** 11/01/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx