

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

62-64 Peterho Boulevard, Point Lonsdale VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$775,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$786,500 *House *Unit Suburb or locality Point Lonsdale
 Period - From 09/06/17 to 09/09/17 Source www.realestate.com.au

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. 12 Lakes Entrance, Point Lonsdale	\$803,000	30/03/17
2. 31 Cowry Way, Point Lonsdale	\$850,000	03/10/16
3. 8 Lakes Entrance, Point Lonsdale	\$755,000	24/02/17