RT Edgar

# STATEMENT OF INFORMATION

24 April 2018

**Property offered for sale**

21 Cheshunt Street Point Lonsdale VIC 3225

**Indicative selling price**

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

| Range between | $2,600,000 | & | $2,860,000 |
|---|---|---|---|

**Median sale price**

| Median price | $694,000 | House | x | Unit | | Suburb or locality | Point Lonsdale 3225 |
|---|---|---|---|---|---|---|---|
| Period - From | 01/01/2018 | to | 31/03/2018 | | | 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 Felix Hakins consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| **1** 14 Nicholas Court Point Lonsdale VIC 3225 | $2,300,000 | 20/09/2017 |
| **2** 13 Fraser Street Queenscliff VIC 3225 | $2,350,000 | 20/10/2017 |
| **3** 35 Winterley Road Point Lonsdale VIC 3225 | $2,020,500 | 31/08/2017 |