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	Lot 711 Birrell Lane, 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 $ 970,000 or range between $ & $

Median sale price

Median price $1,150,000 Property type *House* Suburb Point Lonsdale

Period - From July 2021 to Sept 2021 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 Lot / 713 Fellows Road, Point Lonsdale	$ 899,000	18 Decemebr 2021
2 Lot / 715 Phelan Street, Point Lonsdale	$ 1,060,000	20 November 2021
3 Lot / 714 Fellows Road, Point Lonsdale	$ 921,000	20 November 2021

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: 22/12/2021