

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

49 Nelson Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Point Lonsdale

Period - From 01/07/2022 to 30/06/2023 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	7 Elliot Ct POINT LONSDALE 3225	\$1,580,000	26/04/2023
2	77 Bellarine Hwy POINT LONSDALE 3225	\$1,575,000	03/02/2023
3	7 Pardalote Cl QUEENSCLIFF 3225	\$1,350,000	06/10/2022

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:

04/09/2023 14:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending June 2023: \$1,570,000

Comparable Properties



7 Elliot Ct POINT LONSDALE 3225 (REI/VG)

Agent Comments

4 2 2

Price: \$1,580,000
Method: Private Sale
Date: 26/04/2023
Property Type: House
Land Size: 674 sqm approx



77 Bellarine Hwy POINT LONSDALE 3225 (REI)

Agent Comments

4 3 2

Price: \$1,575,000
Method: Private Sale
Date: 03/02/2023
Property Type: House
Land Size: 832 sqm approx



7 Pardalote CI QUEENSCLIFF 3225 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Private Sale
Date: 06/10/2022
Property Type: House
Land Size: 687 sqm approx