## 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

1 Elizabeth Street, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$5,500,000		&		\$5,750,000				
Median sale price									
Median price	\$1,530,000	Pro	operty Type	Hou	se		Suburb	Point Lonsdale	
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	25-27 Albert St POINT LONSDALE 3225	\$5,750,000	06/08/2021
2	153 Point Lonsdale Rd POINT LONSDALE 3225	\$5,500,000	09/12/2021
3	52 Baillieu St POINT LONSDALE 3225	\$4,700,000	18/11/2021

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:

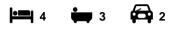
18/01/2023 10:12



1 Elizabeth Street, Point Lonsdale Vic 3225



Damian Cayzer 03 5258 4100 0416 035 000



Rooms: 2 Property Type: Land Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price \$5,500,000 - \$5,750,000 Median House Price Year ending December 2022: \$1,530,000

damian.cayzer@kerleys.com.au

Wrapped in extraordinary seascapes, one door to the shoreline and constructed to embrace all aspects of beachside living, this seaside dwelling - while remaining utterly indulgent - blends effortlessly into its coastal landscape

# **Comparable Properties**





25-27 Albert St POINT LONSDALE 3225 (REI/VG) 4 
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Price: \$5,750,000 Method: Private Sale Date: 06/08/2021 Property Type: House Land Size: 1380 sqm approx

Price: \$5,500,000 Method: Private Sale Date: 09/12/2021 Property Type: House Agent Comments

153 Point Lonsdale Rd POINT LONSDALE 3225 (REI) Agent Comments



52 Baillieu St POINT LONSDALE 3225 (REI/VG) Agent Comments



Price: \$4,700,000 Method: Private Sale Date: 18/11/2021 Property Type: House Land Size: 625 sqm approx

#### Account - Kerleys Coastal RE | P: 03 52584100



propertydata

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