

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$5,500,000

&

\$5,750,000

### Median sale price

Median price

\$1,530,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/01/2022

to

31/12/2022

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	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  
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0416 035 000

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**Indicative Selling Price**

\$5,500,000 - \$5,750,000

**Median House Price**

Year ending December 2022: \$1,530,000



4 3 2

**Rooms:** 2

**Property Type:** Land

**Land Size:** 620 sqm approx

**Agent Comments**

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)**

**Agent Comments**

4 3 4

**Price:** \$5,750,000

**Method:** Private Sale

**Date:** 06/08/2021

**Property Type:** House

**Land Size:** 1380 sqm approx



**153 Point Lonsdale Rd POINT LONSDALE 3225 (REI)**

**Agent Comments**

4 3 2

**Price:** \$5,500,000

**Method:** Private Sale

**Date:** 09/12/2021

**Property Type:** House



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

5 2 2

**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



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