Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 36 Cowry Way, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$965,000		&		\$990,000				
Median sale price									
Median price	\$1,155,000	Pro	operty Type Hous		se		Suburb	Point Lonsdale	
Period - From	01/01/2024	to	31/12/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	196 Fellows Rd POINT LONSDALE 3225	\$1,017,500	31/08/2024
2	37 Amphora Way POINT LONSDALE 3225	\$1,075,000	28/06/2024
3	3 Lakeland Ct POINT LONSDALE 3225	\$935,000	12/04/2024

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:

04/02/2025 16:13



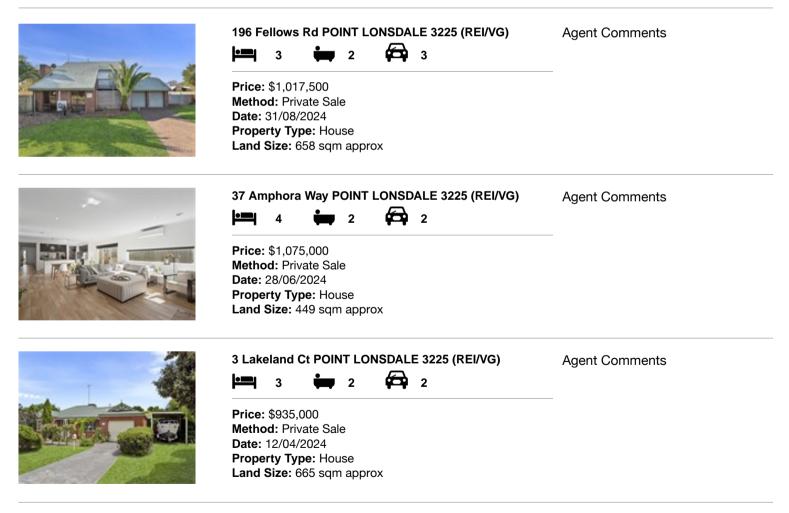






Property Type: House Land Size: 336 sqm approx Agent Comments Indicative Selling Price \$965,000 - \$990,000 Median House Price Year ending December 2024: \$1,155,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100



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