

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 99 Bellarine Highway, Point Lonsdale Vic 3225
Including suburb or locality and postcode

Indicative selling price

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

Range between \$915,000 & \$965,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Point Lonsdale

Period - From 01/04/2024 to 30/06/2024 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	9 Downton Cr POINT LONSDALE 3225	\$935,000	12/06/2024
2	3 Lakeland Ct POINT LONSDALE 3225	\$935,000	12/04/2024
3	3 Old Geelong Rd POINT LONSDALE 3225	\$980,000	09/08/2023

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: 05/09/2024 11:45



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Property Type: House (Previously Occupied - Detached)
Land Size: 721 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$915,000 - \$965,000
Median House Price
June quarter 2024: \$1,170,000

Comparable Properties



9 Downton Cr POINT LONSDALE 3225 (REI)

[Agent Comments](#)

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Price: \$935,000
Method: Private Sale
Date: 12/06/2024
Property Type: House (Res)
Land Size: 650 sqm approx



3 Lakeland Ct POINT LONSDALE 3225 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$935,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 665 sqm approx



3 Old Geelong Rd POINT LONSDALE 3225 (REI/VG)

[Agent Comments](#)

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Price: \$980,000
Method: Private Sale
Date: 09/08/2023
Property Type: House
Land Size: 657 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100