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

99 Bellarine Highway, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$915,000		&		\$965,000					
Median sale p	rice									
Median price	\$1,170,000	Pro	operty Type	Hou	ise		Suburb	Point Lonsdale		
Period - From	01/04/2024	to	30/06/2024		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.

Ad	dress 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



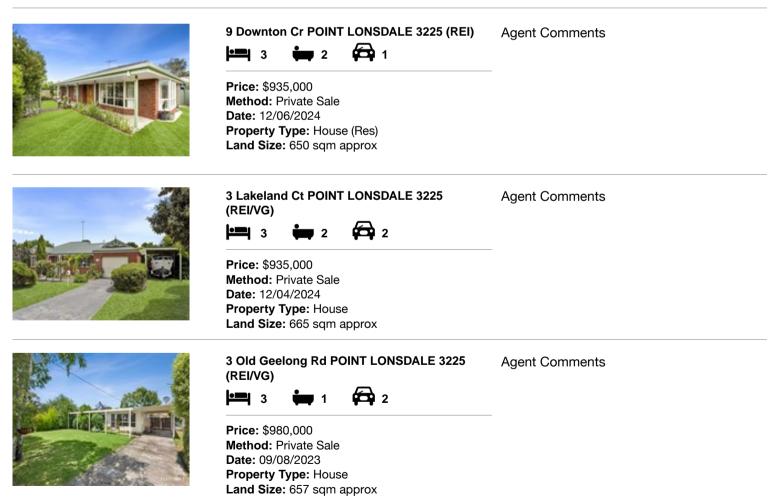






Property Type: House (Previously Occupied - Detached) Land Size: 721 sqm approx Agent Comments Indicative Selling Price \$915,000 - \$965,000 Median House Price June quarter 2024: \$1,170,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100





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