Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/15 Laker Drive, 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

Single price \$1,295,000

Median sale price

Median price \$1,155,000	Property Type H	ouse	Suburb	Point Lonsdale
Period - From 01/01/2024	to 31/12/2024	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

Address of comparable property		1 1100	Date of Sale
1	9 Golightly St POINT LONSDALE 3225	\$1,250,000	15/11/2024
2	69 Buckleys Rd POINT LONSDALE 3225	\$1,300,000	15/06/2024
3	12 Golightly St POINT LONSDALE 3225	\$1,350,000	13/05/2024

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:	22/01/2025 16:26



Date of sale







Property Type: House Land Size: 403 sqm approx **Agent Comments**

Indicative Selling Price \$1,295,000 **Median House Price** Year ending December 2024: \$1,155,000

Comparable Properties



9 Golightly St POINT LONSDALE 3225 (REI)

Price: \$1,250,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 525 sqm approx **Agent Comments**



69 Buckleys Rd POINT LONSDALE 3225 (REI/VG)





Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 15/06/2024

Property Type: House (Res) Land Size: 527 sqm approx





Agent Comments

12 Golightly St POINT LONSDALE 3225 (REI/VG)

Price: \$1,350,000 Method: Private Sale Date: 13/05/2024 Property Type: House Land Size: 544 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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