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 1/91 Fellows Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$975,000		&		\$1,060,000				
Median sale price									
Median price	\$1,207,500	Pro	Property Type Ho		House		Suburb	Point Lonsdale	
Period - From	29/01/2024	to	28/01/2025		So	urce	Property	/ Data	

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	2/125 Fellows Rd POINT LONSDALE 3225	\$800,000	01/11/2024
2	1/125 Fellows Rd POINT LONSDALE 3225	\$855,000	06/09/2024
3	2/71 Fellows Rd POINT LONSDALE 3225	\$1,175,000	03/02/2024

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:

29/01/2025 10:14



1/91 Fellows Road, Point Lonsdale Vic 3225







Property Type: Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$975,000 - \$1,060,000 Median House Price 29/01/2024 - 28/01/2025: \$1,207,500

Comparable Properties

2/125 Fellows Rd POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$800,000 Method: Private Sale Date: 01/11/2024 Property Type: House Land Size: 497 sqm approx	Agent Comments
1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG) 3 2 1 Price: \$855,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 340 sqm approx	Agent Comments
2/71 Fellows Rd POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$1,175,000 Method: Private Sale Date: 03/02/2024 Property Type: Unit	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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