## 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

1A Alexander Crescent, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,850,000		&		\$1,950,000				
Median sale price									
Median price	\$1,220,000	Pro	Property Type Ho		ouse		Suburb	Point Lonsdale	
Period - From	15/10/2023	to	14/10/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	16 Bailey St POINT LONSDALE 3225	\$1,925,000	26/09/2024
2	23 Lockington Cr POINT LONSDALE 3225	\$2,650,000	06/07/2024
3	9 Lockington Cr POINT LONSDALE 3225	\$1,700,000	05/06/2024

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:

15/10/2024 13:56









Property Type: House Land Size: 315 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price 15/10/2023 - 14/10/2024: \$1,220,000

# **Comparable Properties**

16 Bailey St POINT LONSDALE 3225 (REI) 2 1 2 2 Price: \$1,925,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 601 sqm approx	Agent Comments
23 Lockington Cr POINT LONSDALE 3225 (REI) 4 2 2 2 Price: \$2,650,000 Method: Private Sale Date: 06/07/2024 Property Type: House Land Size: 700 sqm approx	Agent Comments
9 Lockington Cr POINT LONSDALE 3225 (REI/VG) Price: \$1,700,000 Method: Private Sale Date: 05/06/2024 Property Type: House Land Size: 719 sqm approx	Agent Comments

#### Account - Kerleys Coastal RE | P: 03 52584100





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