

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

43 Fellows Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Point Lonsdale

Period - From

22/08/2023

to

21/08/2024

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 Lockington Cr POINT LONSDALE 3225	\$1,700,000	05/06/2024
2	19 Girvan Gr POINT LONSDALE 3225	\$1,505,000	08/04/2024
3	20 Lockington Cr POINT LONSDALE 3225	\$1,800,000	16/01/2024

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:

22/08/2024 13:55



 3  2  2

Property Type: Land

Land Size: 450 sqm approx

Agent Comments

Comparable Properties



9 Lockington Cr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,700,000

Method: Private Sale

Date: 05/06/2024

Property Type: House

Land Size: 719 sqm approx



19 Girvan Gr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,505,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 884 sqm approx

20 Lockington Cr POINT LONSDALE 3225 (VG)

Agent Comments

 3  -  -

Price: \$1,800,000

Method: Sale

Date: 16/01/2024

Property Type: House (Res)

Land Size: 853 sqm approx