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

17 Limpet Circuit, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,350,000		&		\$1,400,0	00		
Median sale price								
Median price	\$1,475,000	Pro	operty Type	Hou	se		Suburb	Point Lonsdale
Period - From	01/10/2023	to	31/12/2023		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	59 Peterho Blvd POINT LONSDALE 3225	\$1,400,000	24/08/2023
2	33 Saltbush Cirt POINT LONSDALE 3225	\$1,220,000	24/10/2023
3	33 Limpet Cirt POINT LONSDALE 3225	\$1,015,000	05/02/2024

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:

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Property Type: House **Land Size:** 505 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price December quarter 2023: \$1,475,000

Comparable Properties

59 Peterho Blvd POINT LONSDALE 3225 (REI/VG) 1 4 3 2 2 Price: \$1,400,000 Method: Private Sale Date: 24/08/2023 Property Type: House (Res) Land Size: 683 sqm approx	Agent Comments
33 Saltbush Cirt POINT LONSDALE 3225 (REI/VG) 3 2 2 2 Price: \$1,220,000 Method: Private Sale Date: 24/10/2023 Property Type: House (Res) Land Size: 449 sqm approx	Agent Comments
33 Limpet Cirt POINT LONSDALE 3225 (REI) 4 2 2 2 Price: \$1,015,000 Method: Private Sale Date: 05/02/2024 Property Type: House Land Size: 468 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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