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	132 Fellows Road, 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 \$1,350,000

Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/10/2023	to	30/09/2024		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

	aress of comparable property	1 1100	Date of Sale
1	2 Pelham Ct POINT LONSDALE 3225	\$1,400,000	02/10/2024
2	14 California Blvd POINT LONSDALE 3225	\$1,335,000	22/05/2024
3	195 Fellows Rd POINT LONSDALE 3225	\$1,220,000	30/11/2023

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:	20/12/2024 17:03



Date of sale









Land Size: 802 sqm approx



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price \$1,350,000

Median House Price

Year ending September 2024: \$1,200,000

Comparable Properties



2 Pelham Ct POINT LONSDALE 3225 (REI)







Price: \$1,400,000 Method: Private Sale Date: 02/10/2024 Property Type: House Land Size: 744 sqm approx **Agent Comments**



14 California Blvd POINT LONSDALE 3225 (VG)







Agent Comments

Price: \$1,335,000 Method: Sale Date: 22/05/2024

Property Type: House (Res) Land Size: 885 sqm approx



195 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Price: \$1,220,000





Agent Comments

Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 836 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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