

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 and
postcode

5 Lakes Entrance Point Lonsdale VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Point Lonsdale

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

20 Peterho Boulevard Point Lonsdale VIC 3225	\$1,357,500	30-Sep-21
25 Norman Crescent Point Lonsdale VIC 3225	\$1,325,000	20-Oct-21
5 Mercer Street Queenscliff VIC 3225	\$1,500,000	20-Aug-21

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: 10 January 2022



**20 Peterho Boulevard Point
Lonsdale VIC 3225**

 4  2  2

Sold Price **\$1,357,500** Sold Date **30-Sep-21**

Distance **0.23km**



**25 Norman Crescent Point Lonsdale
VIC 3225**

 4  2  2

Sold Price **\$1,325,000** Sold Date **20-Oct-21**

Distance **1.41km**



**5 Mercer Street Queenscliff VIC
3225**

 4  2  3

Sold Price **\$1,500,000** Sold Date **20-Aug-21**

Distance **3.85km**

RS = Recent sale

UN = Undisclosed Sale

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