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	10 Werry 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

Range between \$1,200,000	&	\$1,300,000
---------------------------	---	-------------

Median sale price

Median price	\$1,155,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	12 California Blvd POINT LONSDALE 3225	\$1,200,000	19/01/2025
2	34 Hollywood Blvd POINT LONSDALE 3225	\$1,250,000	25/09/2024
3	18 Thomson St POINT LONSDALE 3225	\$1,250,000	03/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	31/01/2025 13:45

