Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered for sale		
	Address uding suburb or ty and postcode 2 Egerton Street, Point Lonsdale Vic 3225		
Indica	tive selling price		
For the	meaning of this price see consumer.vic.gov.au/underquoting		
S	ingle price \$2,250,000		
Media	n sale price		
Med	an price \$1,530,000 Property Type House Sub	ourb Point Lons	dale
Perio	d - From 01/01/2022 to 31/12/2022 Source REI	V	
Comp	arable 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.			
Addre	ess of comparable property	Price	Date of sale
1			
2			
3			
OR			
В*	The estate agent or agent's representative reasonably believes the properties were sold within five kilometres of the property for sale		
	This Statement of Information was prepared on:	14/02/2	2023 09:35

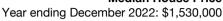




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> \$2,250,000 **Median House Price**

Indicative Selling Price





Property Type: House Land Size: 836 sqm approx

Agent Comments

Spanning over approximately 836sqm and located in a green and tranquil street, this fantastic parcel of coastal land is situated in the center of Old Lonsdale and resides at one of the most elevated points in the town.

Comparable Properties

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 eighteen months.

Account - Kerleys Coastal RE | P: 03 52584100



