

# 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

2 Egerton Street, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,250,000

### Median sale price

Median price \$1,530,000

Property Type House

Suburb Point Lonsdale

Period - From 01/01/2022

to 31/12/2022

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 eighteen 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
1		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

14/02/2023 09:35

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**Indicative Selling Price**

\$2,250,000

**Median House Price**

Year ending December 2022: \$1,530,000



 4  3  0

**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.