

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

3 Elizabeth Street, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000

&

\$2,530,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Point Lonsdale

Period - From 01/07/2021

to 30/06/2022

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 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 |
|---|-------------------------------------|-------------|--------------|
| 1 | 2 Nicholas Ct POINT LONSDALE 3225 | \$2,900,000 | 30/04/2021 |
| 2 | 6 Buckleys Rd POINT LONSDALE 3225 | \$2,725,000 | 23/04/2022 |
| 3 | 110 Glaneuse Rd POINT LONSDALE 3225 | \$2,650,000 | 17/11/2021 |

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:

05/10/2022 16:28



Property Type: House

Land Size: 620 sqm approx

Agent Comments

Perhaps one of Point Lonsdale's best project homes, this seaside dwelling is located in one of the town's most sought-after streets and is just steps from the water's edge. Situated on a 620m2 (approx.) allotment, engulfed in green lawn, native garden and beautiful established trees

Indicative Selling Price

\$2,300,000 - \$2,530,000

Median House Price

Year ending June 2022: \$1,525,000

Comparable Properties



2 Nicholas Ct POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$2,900,000

Method: Private Sale

Date: 30/04/2021

Property Type: House

Land Size: 700 sqm approx



6 Buckleys Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$2,725,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 618 sqm approx



110 Glaneuse Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$2,650,000

Method: Private Sale

Date: 17/11/2021

Property Type: House

Land Size: 675 sqm approx