# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 4 Albert Street, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,195,000		&		\$2,245,000				
Median sale p	rice								
Median price	\$1,155,000	Pro	operty Type	Hou	se		Suburb	Point Lonsdale	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6 Queenspoint Cr QUEENSCLIFF 3225	\$2,435,000	31/10/2024
2	43 Point Lonsdale Rd POINT LONSDALE 3225	\$2,100,000	18/09/2024
3	1/99 King St QUEENSCLIFF 3225	\$2,225,000	29/08/2024

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:

24/02/2025 12:08



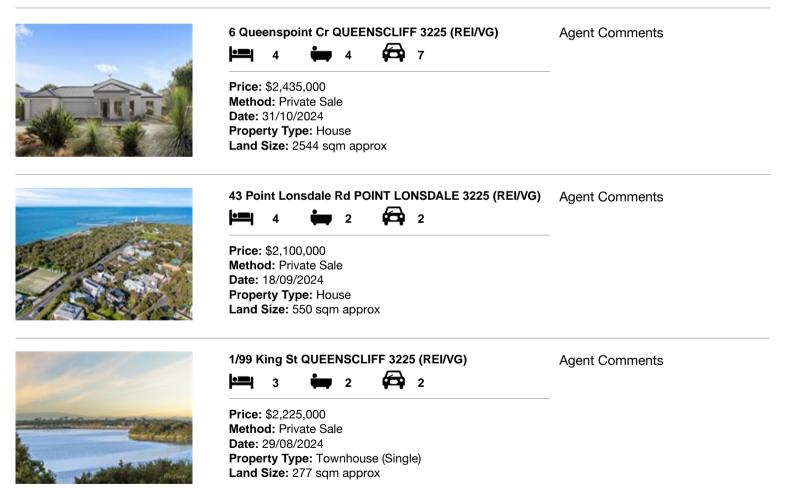






**Property Type:** House **Land Size:** 623 sqm approx Agent Comments Indicative Selling Price \$2,195,000 - \$2,245,000 Median House Price Year ending December 2024: \$1,155,000

# **Comparable Properties**



#### Account - Kerleys Coastal RE | P: 03 52584100



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