## 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	76 Kirk 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

Single price \$1,895,000

### Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/10/2023	to	30/09/2024		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	16 Bailey St POINT LONSDALE 3225	\$1,925,000	26/09/2024
2	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024
3	42 Fellows Rd POINT LONSDALE 3225	\$1,515,000	08/04/2024

#### 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:	29/11/2024 14:30













Property Type: House (Previously Occupied - Detached) Land Size: 679 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,895,000

**Median House Price** 

Year ending September 2024: \$1,200,000

# Comparable Properties



16 Bailey St POINT LONSDALE 3225 (REI)

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**Agent Comments** 

Price: \$1,925,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 601 sqm approx



43 Fellows Rd POINT LONSDALE 3225 (REI)







Agent Comments

Price: \$1,775,000 Method: Private Sale Date: 25/09/2024 Property Type: House Land Size: 450 sqm approx



42 Fellows Rd POINT LONSDALE 3225 (REI)







Price: \$1,515,000 Method: Private Sale Date: 08/04/2024 Property Type: House Land Size: 1040 sqm approx **Agent Comments** 

Account - Kerleys Coastal RE | P: 03 52584100





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