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

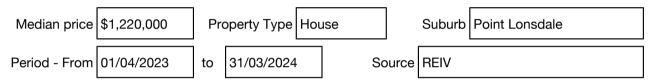
12 Elliot Court, Point Lonsdale Vic 3225

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,795,000

Median sale price



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	11 Bowen Rd POINT LONSDALE 3225	\$1,725,000	31/01/2024
2	9 Lockington Cr POINT LONSDALE 3225	\$1,700,000	05/06/2024
3	2 Jennifer Cr POINT LONSDALE 3225	\$1,700,000	20/03/2024

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:

03/07/2024 16:51









Property Type: House **Land Size:** 726 sqm approx Agent Comments Indicative Selling Price \$1,795,000 Median House Price Year ending March 2024: \$1,220,000

Comparable Properties



11 Bowen Rd POINT LONSDALE 3225 (REI/VG) Agent Comments



Price: \$1,725,000 Method: Private Sale Date: 31/01/2024 Property Type: House Land Size: 770 sqm approx



9 Lockington Cr POINT LONSDALE 3225 (REI) Agent Comments

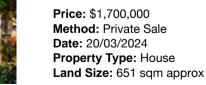


Price: \$1,700,000 Method: Private Sale Date: 05/06/2024 Property Type: House Land Size: 719 sqm approx

2 Jennifer Cr POINT LONSDALE 3225 (REI)



Agent Comments



Account - Kerleys Coastal RE | P: 03 52584100





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