

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 and
postcode

9 Clubhouse Drive, Point Lonsdale, Vic 3225

Indicative selling price

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

range between

\$1,795,000

&

\$1,974,500

Median sale price

Median price

\$1,412,500

Property type

House

Suburb

Point Lonsdale

Period - From

01/08/2024

to

31/10/2024

Source



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
43 Fellows Road, Point Lonsdale, VIC 3225	\$1,775,000	25/09/2024
16 Bailey Street, Point Lonsdale, VIC 3225	\$1,925,000	26/09/2024
42 Fellows Road, Point Lonsdale, VIC 3225	\$1,515,000	08/04/2024

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 eighteen months.

This Statement of Information was prepared on: 28/11/2024