

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

1 Peterho Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,487,500

Property Type

House

Suburb

Point Lonsdale

Period - From

30/08/2021

to

29/08/2022

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	1 Ironbark St POINT LONSDALE 3225	\$1,040,000	05/08/2022
2	187 Fellows Rd POINT LONSDALE 3225	\$1,020,000	25/08/2021
3	2/10-12 Beach CI POINT LONSDALE 3225	\$985,000	26/11/2021

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:

30/08/2022 15:31

1 Peterho Boulevard, Point Lonsdale Vic 3225

RT Edgar

Felix Hakins

03 5258 1811

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felix@rtedgarbellarine.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

30/08/2021 - 29/08/2022: \$1,487,500



Property Type:

Agent Comments

Comparable Properties



1 Ironbark St POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 05/08/2022

Property Type: House

Land Size: 396 sqm approx



187 Fellows Rd POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$1,020,000

Method: Sale

Date: 25/08/2021

Property Type: House (Res)

Land Size: 836 sqm approx



2/10-12 Beach CI POINT LONSDALE 3225 (REI) Agent Comments



Price: \$985,000

Method: Private Sale

Date: 26/11/2021

Property Type: House

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



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