

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 9 Girvan Grove, 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 \$1,985,000

Median sale price

Median price \$1,368,750 Property Type House Suburb Point Lonsdale

Period - From 01/01/2023 to 31/12/2023 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	7 Phelan St POINT LONSDALE 3225	\$1,980,000	15/09/2022
2	7 Killearn Av POINT LONSDALE 3225	\$1,825,000	20/02/2023
3	6 Lockwood St POINT LONSDALE 3225	\$1,800,000	25/11/2022

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: 12/02/2024 16:36



 4  2  2

Property Type: House
Land Size: 885 sqm approx
Agent Comments

Indicative Selling Price
\$1,985,000
Median House Price
Year ending December 2023: \$1,368,750

Comparable Properties



7 Phelan St POINT LONSDALE 3225 (REI)

Agent Comments

 4  2  2

Price: \$1,980,000
Method: Private Sale
Date: 15/09/2022
Property Type: House
Land Size: 696 sqm approx



7 Killearn Av POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,825,000
Method: Private Sale
Date: 20/02/2023
Property Type: House
Land Size: 736 sqm approx



6 Lockwood St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,800,000
Method: Private Sale
Date: 25/11/2022
Property Type: House
Land Size: 883 sqm approx

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