

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

7 Patching Street, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$1,527,500

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2021

to 30/09/2022

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	4 Clubhouse Dr POINT LONSDALE 3225	\$2,200,000	26/06/2021
2	7 Phelan St POINT LONSDALE 3225	\$1,980,000	15/09/2022
3	3 Patching St POINT LONSDALE 3225	\$1,975,000	27/11/2021

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:

24/11/2022 14:05



 3  2  2

Property Type: Land

Land Size: 526 sqm approx

Agent Comments

At the end of your street is the Lonsdale Links golf course, a stroll down the hill is the local surf beach and an easy walk along Kirk Road takes you to the buzzing cafes, shops and restaurants of Point Lonsdale's main street

Comparable Properties



4 Clubhouse Dr POINT LONSDALE 3225 (REI) **Agent Comments**

 5  2  2

Price: \$2,200,000

Method: Private Sale

Date: 26/06/2021

Property Type: House

Land Size: 695 sqm approx



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

3 Patching St POINT LONSDALE 3225 (VG) **Agent Comments**

 4  -  -

Price: \$1,975,000

Method: Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 526 sqm approx