#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	7 Patching Street, 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 \$1,950,000

#### Median sale price

Median price \$1,527,500	Pro	operty Type Hou	ıse		Suburb	Point Lonsdale
Period - From 01/10/2021	to	30/09/2022	So	urce	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

Address of comparable property		1 1100	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



Date of sale



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> **Indicative Selling Price** \$1,950,000

**Median House Price** 

Year ending September 2022: \$1,527,500

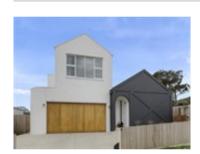


Property Type: Land Land Size: 526 sqm approx

**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 Londale's main street

## Comparable Properties



4 Clubhouse Dr POINT LONSDALE 3225 (REI)

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)

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

**Agent Comments** 

3 Patching St POINT LONSDALE 3225 (VG)

Price: \$1,975,000 Method: Sale Date: 27/11/2021

Property Type: House (Res) Land Size: 526 sqm approx Agent Comments

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