

# 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

11 Beach Close, Point Lonsdale VIC 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,150,000 Property type House Suburb Point Lonsdale

Period - From July 2021 to Sept 2021 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
16 Silver Ridge Drive, Point Lonsdale VIC 3225	\$1,250,000	23/10/2021
15 Lawrence Road, Point Lonsdale VIC 3225	\$1,340,000	22/11/2021
221 Fellows Road, Point Lonsdale VIC 3225	\$1,195,000	02/11/2021

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: 03/12/2021