

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

16-18 Williams Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$3,200,000

&

\$3,500,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/07/2022

to

30/06/2023

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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

13/09/2023 11:18

16-18 Williams Road, Point Lonsdale Vic 3225



Damian Cayzer
03 5258 4100
0416 035 000

damian.cayzer@kerleys.com.au

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending June 2023: \$1,570,000



Property Type: House

Land Size: 1350 sqm approx

Agent Comments

Situated on a rare double allotment of 1,350sqm in one of the most sought-after pockets of Point Lonsdale, this architecturally designed property epitomises coastal elegance and relaxed family living.

Comparable Properties

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 eighteen months.

Account - Kerleys Coastal RE | P: 03 52584100



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