

# 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

24 Hollywood Boulevard, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$1,070,000

### Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/07/2023

to

30/06/2024

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	8 Cockle Cr POINT LONSDALE 3225	\$1,030,000	03/04/2024
2	67a Peterho Blvd POINT LONSDALE 3225	\$1,100,000	26/03/2024
3	33 Calcium Park Cr POINT LONSDALE 3225	\$1,060,000	23/05/2023

**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:

12/09/2024 11:31



**Property Type:** Land  
**Land Size:** 347 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$980,000 - \$1,070,000  
**Median House Price**  
 Year ending June 2024: \$1,220,000

## Comparable Properties



**8 Cockle Cr POINT LONSDALE 3225 (VG)**

**Agent Comments**



**Price:** \$1,030,000  
**Method:** Sale  
**Date:** 03/04/2024  
**Property Type:** House (Res)  
**Land Size:** 447 sqm approx



**67a Peterho Blvd POINT LONSDALE 3225 (REI)**

**Agent Comments**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** House  
**Land Size:** 328.50 sqm approx



**33 Calcium Park Cr POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**



**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 23/05/2023  
**Property Type:** House  
**Land Size:** 414 sqm approx

**Account - RT Edgar** | P: 03 5255 4099 | F: 03 5255 4326