

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

82b Glaneuse Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

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	6 Loch St POINT LONSDALE 3225	\$3,500,000	19/07/2022
2	6 Buckleys Rd POINT LONSDALE 3225	\$2,725,000	23/04/2022
3	110 Glaneuse Rd POINT LONSDALE 3225	\$2,650,000	17/11/2021

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:

23/12/2022 10:33



 4  3  2

Property Type: Land
Land Size: 455 sqm approx

Agent Comments

Old Lonsdale Architectural Luxury A crisp white aesthetic blended with stunning neutral tones, soaring ceilings complimented by sky reaching windows, contemporary extravagance combined with a hint of coastal warmth – this impeccably crafted home is the finest marriage of luxury and relaxed beachside

Indicative Selling Price
\$2,500,000 - \$2,750,000

Median House Price
Year ending September 2022: \$1,527,500

Comparable Properties



6 Loch St POINT LONSDALE 3225 (VG)

Agent Comments

 4  -  -

Price: \$3,500,000
Method: Sale
Date: 19/07/2022
Property Type: House (Res)
Land Size: 611 sqm approx



6 Buckleys Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  3  1

Price: \$2,725,000
Method: Auction Sale
Date: 23/04/2022
Property Type: House (Res)
Land Size: 618 sqm approx



110 Glaneuse Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  4

Price: \$2,650,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 675 sqm approx