#### 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	82b Glaneuse Road, 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

#### Median sale price

Median price	\$1,527,500	Pro	perty Type H	louse		Suburb	Point Lonsdale
Period - From	01/10/2021	to	30/09/2022	9	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

Add	dress 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 comparableproperties 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





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> **Indicative Selling Price** \$2,500,000 - \$2,750,000 **Median House Price**

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





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

## Comparable Properties



6 Loch St POINT LONSDALE 3225 (VG)



Price: \$3,500,000 Method: Sale Date: 19/07/2022

Property Type: House (Res) Land Size: 611 sqm approx

**Agent Comments** 



6 Buckleys Rd POINT LONSDALE 3225

(REI/VG)





Price: \$2,725,000 Method: Auction Sale Date: 23/04/2022

Property Type: House (Res) Land Size: 618 sqm approx Agent Comments



110 Glaneuse Rd POINT LONSDALE 3225

(REI/VG)

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

Account - Kerleys Coastal RE | P: 03 52584100





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