

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 20 Quappelle Street, 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

Range between \$2,250,000 & \$2,350,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Point Lonsdale

Period - From 16/10/2023 to 15/10/2024 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	91 King St QUEENSCLIFF 3225	\$2,331,000	10/08/2024
2	1 Bowen Rd POINT LONSDALE 3225	\$2,500,000	01/07/2024
3	32-34 Buckleys Rd POINT LONSDALE 3225	\$2,400,000	01/05/2024

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: 16/10/2024 16:30



 3  2  2

Property Type: House
Land Size: 678 sqm approx
Agent Comments

Indicative Selling Price
\$2,250,000 - \$2,350,000
Median House Price
16/10/2023 - 15/10/2024: \$1,220,000

Comparable Properties



91 King St QUEENSCLIFF 3225 (REI)

Agent Comments

 4  2  6

Price: \$2,331,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 617 sqm approx



1 Bowen Rd POINT LONSDALE 3225 (VG)

Agent Comments

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Price: \$2,500,000
Method: Sale
Date: 01/07/2024
Property Type: House (Res)
Land Size: 769 sqm approx



32-34 Buckleys Rd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$2,400,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 1237 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100