

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

Lot 608 Phelan Street, Point Lonsdale Victoria 3225

Indicative selling price

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

Range between

\$1,680,000

&

\$1,840,000

Median sale price

Median price

\$1,530,000

Property type

House

Suburb

Point Lonsdale

Period - From

1/10/2022

to

31/12/2022

Source

REIV

Comparable property sales

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
3-5 Brookes Street, Point Lonsdale	\$1,490,000	16/04/2022
28 Phelan Street, Point Lonsdale	\$1,282,000	15/01/2022
3 Birrell Lane, Point Lonsdale	\$1,106,000	18/12/2021

This Statement of Information was prepared on:

27 January 2023
