#### 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	139 Fellows 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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/10/2023	to	30/09/2024		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	34 Hollywood Blvd POINT LONSDALE 3225	\$1,250,000	25/09/2024
2	20 Williams Rd POINT LONSDALE 3225	\$1,450,000	23/08/2024
3	14 California Blvd POINT LONSDALE 3225	\$1,335,000	22/05/2024

#### 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:	06/01/2025 14:02













Property Type: House (Previously

Occupied - Detached) **Land Size:** 836 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price

Year ending September 2024: \$1,200,000

### Comparable Properties



34 Hollywood Blvd POINT LONSDALE 3225 (VG)

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Agent Comments

Price: \$1,250,000 Method: Sale Date: 25/09/2024

**Property Type:** House (Res) **Land Size:** 856 sqm approx



20 Williams Rd POINT LONSDALE 3225 (REI/VG)

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Agent Comments

**Price:** \$1,450,000 **Method:** Private Sale **Date:** 23/08/2024

Property Type: House (Res) Land Size: 670 sqm approx



14 California Blvd POINT LONSDALE 3225 (VG)

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Price: \$1,335,000 Method: Sale Date: 22/05/2024

Property Type: House (Res) Land Size: 885 sqm approx Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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