## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 35 Simpson Street, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$2,850,000		&		\$3,135,000			
Median sale p	rice							
Median price	\$1,210,000	Pro	operty Type	Hous	se		Suburb	Point Lonsdale
Period - From	04/06/2023	to	03/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	53 Winterley Rd POINT LONSDALE 3225	\$3,250,000	15/05/2023
2	84 Glaneuse Rd POINT LONSDALE 3225	\$2,800,000	07/02/2023
3	76 Ocean Rd POINT LONSDALE 3225	\$2,600,000	03/11/2023

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:

04/06/2024 14:09









**Property Type:** House **Land Size:** 795 sqm approx Agent Comments Indicative Selling Price \$2,850,000 - \$3,135,000 Median House Price 04/06/2023 - 03/06/2024: \$1,210,000

# **Comparable Properties**





Price: \$3,250,000 Method: Sale Date: 15/05/2023 Property Type: House (Res) Land Size: 560 sqm approx

84 Glaneuse Rd POINT LONSDALE 3225 (VG) Agent Comments



Price: \$2,800,000 Method: Sale Date: 07/02/2023 Property Type: Land Land Size: 366 sqm approx



76 Ocean Rd POINT LONSDALE 3225 (REI/VG) Agent Comments



Price: \$2,600,000 Method: Sold Before Auction Date: 03/11/2023 Property Type: House (Res) Land Size: 737 sqm approx

#### Account - Kerleys Coastal RE | P: 03 52584100



propertydata

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