

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 35 Simpson 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 \$2,850,000 & \$3,135,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Point Lonsdale

Period - From 04/06/2023 to 03/06/2024 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	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



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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

53 Winterley Rd POINT LONSDALE 3225 (VG) **Agent Comments**

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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**

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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**

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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