

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

84 Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$2,650,000

&

\$2,850,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Point Lonsdale

Period - From 01/07/2021

to 30/06/2022

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	6 Buckleys Rd POINT LONSDALE 3225	\$2,725,000	23/04/2022
2	37 Golightly St POINT LONSDALE 3225	\$2,725,000	26/03/2022
3	32a/34a Golightly St POINT LONSDALE 3225	\$2,700,000	26/07/2021

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:

01/10/2022 09:17



 3  2  2

Property Type: House

Land Size: 681 sqm approx

Agent Comments

The ocean at one end of the street, the Lonsdale Links golf course at the other, the local surf beach just a stroll down the hill and Point Lonsdale's shopping precinct moments from your door- the hardest choice to make when it comes to this beautifully designed beach house is which way to turn.

Comparable Properties



6 Buckleys Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  3  1

Price: \$2,725,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 618 sqm approx



37 Golightly St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  3  2

Price: \$2,725,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 520 sqm approx



32a/34a Golightly St POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  3

Price: \$2,700,000

Method: Private Sale

Date: 26/07/2021

Property Type: House

Land Size: 1158 sqm approx