

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	2/71 Fellows Rd POINT LONSDALE 3225	\$1,175,000	03/02/2024
2	7a Lawrence Rd POINT LONSDALE 3225	\$1,165,000	14/02/2023
3	18 Cowry Way POINT LONSDALE 3225	\$1,115,000	04/05/2023

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:



Property Type: House

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



2/71 Fellows Rd POINT LONSDALE 3225 (REI) **Agent Comments**



Price: \$1,175,000

Method: Private Sale

Date: 03/02/2024

Property Type: Unit



7a Lawrence Rd POINT LONSDALE 3225 (REI/VG) **Agent Comments**



Price: \$1,165,000

Method: Private Sale

Date: 14/02/2023

Property Type: House

Land Size: 351 sqm approx



18 Cowry Way POINT LONSDALE 3225 (REI/VG) **Agent Comments**



Price: \$1,115,000

Method: Private Sale

Date: 04/05/2023

Property Type: House

Land Size: 336 sqm approx