

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

4 Scarborough Close, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,080,000

&

\$1,140,000

Median sale price

Median price \$1,351,250

Property Type House

Suburb Point Lonsdale

Period - From 24/01/2023

to

23/01/2024

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	195 Fellows Rd POINT LONSDALE 3225	\$1,220,000	30/11/2023
2	12 Jennifer Cr POINT LONSDALE 3225	\$1,110,000	28/08/2023
3	5 Beachwood Dr POINT LONSDALE 3225	\$1,090,000	14/09/2023

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:

24/01/2024 14:58



3 2 1

Property Type: House
Land Size: 861 sqm approx
Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,140,000
Median House Price
 24/01/2023 - 23/01/2024: \$1,351,250

Comparable Properties



195 Fellows Rd POINT LONSDALE 3225 (REI) **Agent Comments**

3 2 2

Price: \$1,220,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 836 sqm approx



12 Jennifer Cr POINT LONSDALE 3225 (REI/VG) **Agent Comments**

2 2 2

Price: \$1,110,000
Method: Private Sale
Date: 28/08/2023
Property Type: House
Land Size: 743 sqm approx



5 Beachwood Dr POINT LONSDALE 3225 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,090,000
Method: Private Sale
Date: 14/09/2023
Property Type: House
Land Size: 836 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326