

# 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

18 Kirk Road, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,420,000

### Median sale price

Median price \$1,170,000 Property Type House Suburb Point Lonsdale

Period - From 01/04/2024 to 30/06/2024 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	76 Ocean Rd POINT LONSDALE 3225	\$2,600,000	03/11/2023
2	2 Elizabeth St POINT LONSDALE 3225	\$2,100,000	16/08/2023
3	12 Kirk Rd POINT LONSDALE 3225	\$2,450,000	27/04/2023

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:

10/09/2024 09:10



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**Property Type:** House  
**Land Size:** 528 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,420,000  
**Median House Price**  
June quarter 2024: \$1,170,000

## Comparable Properties



**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

**2 Elizabeth St POINT LONSDALE 3225 (VG)** **Agent Comments**

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**Price:** \$2,100,000  
**Method:** Sale  
**Date:** 16/08/2023  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx



**12 Kirk Rd POINT LONSDALE 3225 (REI/VG)** **Agent Comments**

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**Price:** \$2,450,000  
**Method:** Private Sale  
**Date:** 27/04/2023  
**Property Type:** House  
**Land Size:** 585 sqm approx

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