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									
Range betwee	\$2,200,000		&		\$2,420,000				
Median sale price									
Median price	\$1,170,000	Pro	operty Type	Hous	se		Suburb	Point Lonsdale	
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress 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









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



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



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



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





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