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

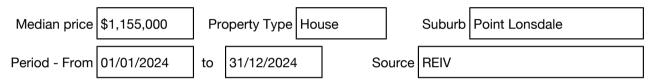
132 Fellows Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this		

Single price \$1,195,000

Median sale price



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	12 California Blvd POINT LONSDALE 3225	\$1,200,000	19/01/2025
2	37 Hollywood Blvd POINT LONSDALE 3225	\$1,150,000	29/11/2024
3	19 Jennifer Cr POINT LONSDALE 3225	\$1,100,000	04/09/2024

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:

04/02/2025 17:05









Property Type: House Land Size: 802 sqm approx Agent Comments Indicative Selling Price \$1,195,000 Median House Price Year ending December 2024: \$1,155,000

Comparable Properties

Gin	12 California Blvd POINT LONSDALE 3225 (REI) 1 1 1 2 1 2 Price: \$1,200,000 1,200,000 1 2 1 2 Price: \$1,200,000 1,200,000 1 1 2 1 1 Method: Private Sale 1,200,002 1<	Agent Comments
	37 Hollywood Blvd POINT LONSDALE 3225 (REI/VG) 3 1 2 Price: \$1,150,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 836 sqm approx	Agent Comments
	19 Jennifer Cr POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 712 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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