

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 and
postcode

2/8 Beachwood Drive Point Lonsdale VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Point Lonsdale

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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

148 Fellows Road Point Lonsdale VIC 3225	\$810,500	04-Dec-20
2/3 Waiora Court Point Lonsdale VIC 3225	\$865,000	29-Jan-21
78 Point Boulevard Point Lonsdale VIC 3225	\$850,000	10-Dec-20

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.~~

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**148 Fellows Road Point Lonsdale
VIC 3225**

4 2 2

Sold Price

\$810,500

Sold Date **04-Dec-20**

Distance **0.29km**



**2/3 Waiora Court Point Lonsdale
VIC 3225**

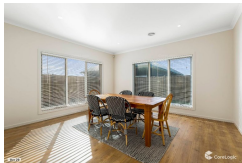
5 2 2

Sold Price

^{RS} **\$865,000**

Sold Date **29-Jan-21**

Distance **0.82km**



**78 Point Boulevard Point Lonsdale
VIC 3225**

4 3 2

Sold Price

^{RS} **\$850,000**

Sold Date **10-Dec-20**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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