Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	42 Fellows Road, Point Lonsdale Vic 3225
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price	\$1,368,750	Pro	perty Type	louse		Suburb	Point Lonsdale
Period - From	01/01/2023	to	31/12/2023		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

	aress of comparable property	1 1100	Date of Sale
1	93 Fellows Rd POINT LONSDALE 3225	\$1,525,000	20/12/2022
2	12 Warwick Hill Dr POINT LONSDALE 3225	\$1,500,000	28/07/2023
3	3 Grant Rd POINT LONSDALE 3225	\$1,350,000	26/05/2023

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:	05/02/2024 16:51



Date of sale











Property Type:Agent Comments

Indicative Selling Price \$1,550,000 Median House Price Year ending December 2023: \$1,368,750

Comparable Properties



93 Fellows Rd POINT LONSDALE 3225

(REI/VG)

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Price: \$1,525,000 Method: Private Sale Date: 20/12/2022 Property Type: House Land Size: 673 sqm approx Agent Comments



12 Warwick Hill Dr POINT LONSDALE 3225

(REI/VG)

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Price: \$1,500,000 Method: Private Sale Date: 28/07/2023 Property Type: House Land Size: 700 sqm approx Agent Comments



3 Grant Rd POINT LONSDALE 3225 (REI/VG)

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A

Price: \$1,350,000 Method: Private Sale Date: 26/05/2023 Property Type: House Land Size: 690 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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