

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/1A Girvan Grove, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Point Lonsdale

Period - From 10/08/2021 to 09/08/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/10 Beach CI POINT LONSDALE 3225	\$985,000	18/11/2021
2	2/32 Lawrence Rd POINT LONSDALE 3225	\$905,500	18/01/2022
3	1/231a Point Lonsdale Rd POINT LONSDALE 3225	\$725,000	06/05/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/08/2022 15:42