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	7 Clubhouse Drive, 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

Median sale price

Median price	\$1,170,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/04/2024	to	30/06/2024		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	9 Lockington Cr POINT LONSDALE 3225	\$1,700,000	05/06/2024
2	2 Jennifer Cr POINT LONSDALE 3225	\$1,700,000	20/03/2024
3	5 Egerton St POINT LONSDALE 3225	\$1,950,000	21/04/2023

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:	26/09/2024 16:29



Date of sale











Property Type:

Divorce/Estate/Family Transfers Land Size: 483 sqm approx

Agent Comments

Indicative Selling Price \$1,795,000 - \$1,895,000 **Median House Price** June quarter 2024: \$1,170,000

Comparable Properties



9 Lockington Cr POINT LONSDALE 3225

(REI/VG) **-**3





Price: \$1,700,000 Method: Private Sale Date: 05/06/2024 Property Type: House Land Size: 719 sqm approx **Agent Comments**



2 Jennifer Cr POINT LONSDALE 3225 (REI)

3





Agent Comments

Price: \$1,700,000 Method: Private Sale Date: 20/03/2024 Property Type: House Land Size: 651 sqm approx



5 Egerton St POINT LONSDALE 3225 (REI/VG) Agent Comments

--- 3

Price: \$1,950,000 Method: Private Sale Date: 21/04/2023 Property Type: House Land Size: 490 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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