

# 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

29 Saltbush Circuit, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$980,000

### Median sale price

Median price \$1,368,750

Property Type House

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	Price	Date of sale
1	42 Cockle Cr POINT LONSDALE 3225	\$1,080,000	27/10/2023
2	1 Ironbark St POINT LONSDALE 3225	\$1,040,000	05/08/2022
3	6 Ironbark St POINT LONSDALE 3225	\$970,000	05/06/2023

**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 11:21



 3    2    2

**Property Type:** House  
**Land Size:** 400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000  
**Median House Price**  
Year ending December 2023: \$1,368,750

## Comparable Properties



**42 Cockle Cr POINT LONSDALE 3225 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 448 sqm approx



**1 Ironbark St POINT LONSDALE 3225 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 05/08/2022  
**Property Type:** House  
**Land Size:** 396 sqm approx



**6 Ironbark St POINT LONSDALE 3225 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 05/06/2023  
**Property Type:** House  
**Land Size:** 375 sqm approx

**Account - Kerleys Coastal RE | P: 03 52584100**